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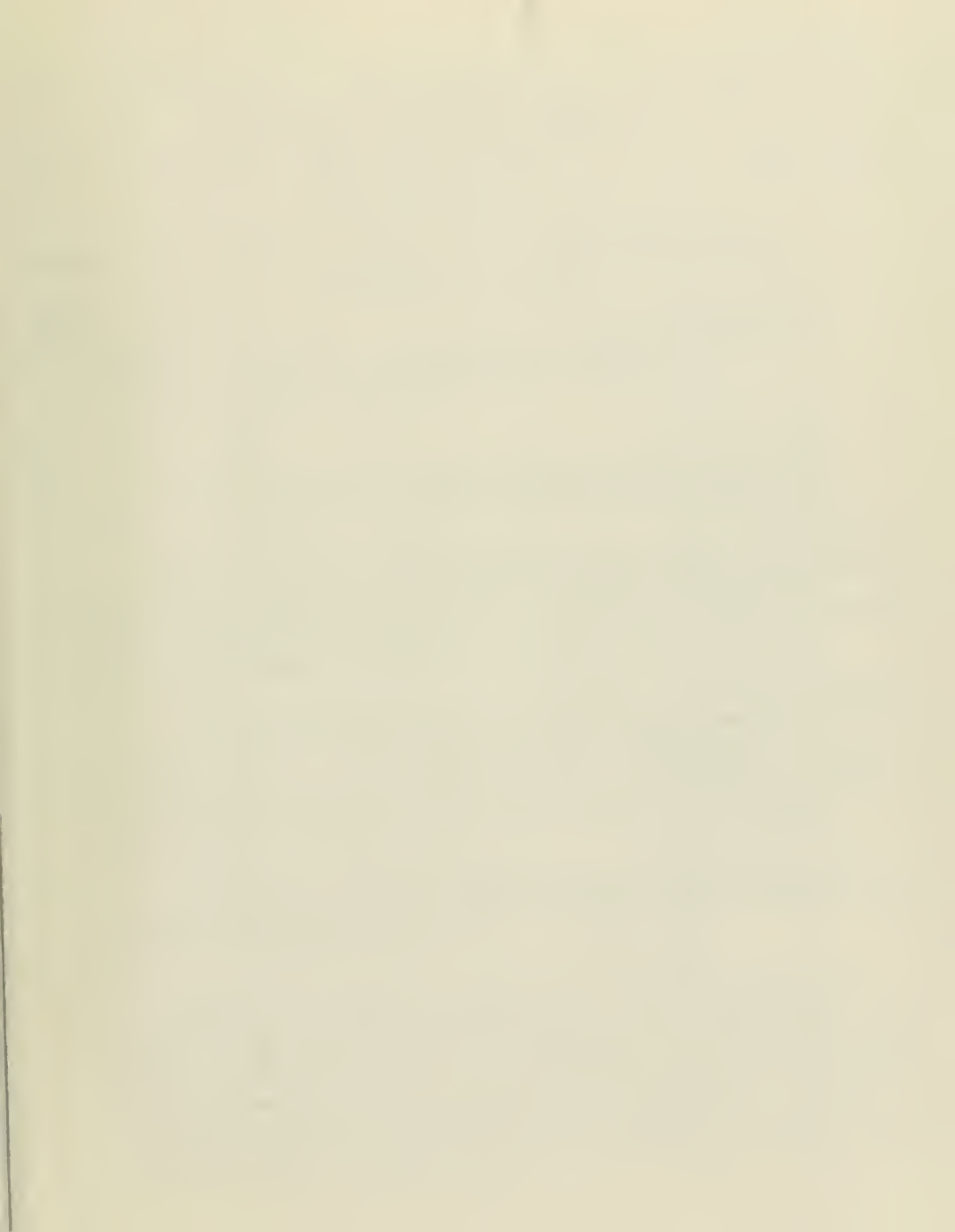
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JANUARY 6, 1977
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Bierman, Boas, Dearman, Finn, Lau,
Rosenblatt, Starbuck.

Approval of Minutes

Approval of minutes of the Meetings of October 14 and 28,
November 4 and 18, and December 16 and 22, 1976.
DEFERRED until Meeting of January 13, 1977.

1. Current Matters

Vice-President Rosenblatt welcomed Roger Boas, newly
appointed to the post of Chief Administrative Officer, who
will serve as an ex-officio member of the Commission.

Rai Y. Okamoto, Director of Planning, called attention
to Special Meetings of the Commission which have been scheduled
as follows: Friday, January 7, at 4:00 p.m. in Room 282,
City Hall; Wednesday, January 19, at 7:30 p.m. at the Commodore
Stockton School; and Friday, January 28, at 9:00 p.m. at
100 Larkin Street.

The Director repeated that the Board of Permit Appeals
had sustained the Commission's action disapproving psychiatrists
offices at 316-18 Laurel Street during its meeting on
December 22. At its meeting on January 5 the Board voted to
grant a permit for alterations at 235 Edgewood Avenue subject
to conditions which may bring the project into conformity
with the City Planning Code.

The Director informed the Commission that he will meet
with Mayor Moscone next Tuesday afternoon to discuss the rela-
tionship between the Department of City Planning and the
Board of Permit Appeals.

Commissioner Starbuck advised the Commission that the
Implementation Committee had met earlier in the day. He
repeated that a public hearing will be scheduled in March to
consider proposed changes in the Residential Zoning Study Map
adopted on May 20, 1976. He also indicated that the staff of
the Department of City Planning will be preparing a memorandum
for consideration by the full Commission which will outline
the staff's recommendation as to which types of matters should
not come before the Commission for discretionary review.

2. EE76.441 - Public Hearing on Draft Environmental Impact Report on the Plan for the Northeastern Waterfront and Related Amendments to the Transportation Element of the Master Plan.
TAKEN UNDER ADVISEMENT until Special Meeting pf January 19, 1977 at 7:30 p.m. Vote: 7-0.
3. Public Hearing on The Plan for the Northeastern Waterfront (A revision of the Northern Waterfront Plan) as an Amendment to the Master Plan.
TAKEN UNDER ADVISEMENT until Special Meeting of January 19, 1977 at 7:30 p.m. Vote: 7-0.
4. Public Hearing on Proposed Amendments to the Transportation Element of the Master Plan, to conform said Element to the Plan for the Northeastern Waterfront.
TAKEN UNDER ADVISEMENT until Special Meeting of January 19, 1977 at 7:30 p.m. Vote: 7-0.
- 2:30 P.M.
5. ZM77.2 - The block bounded by Donner and Egbert Avenues and Donahue Streets.
R-2 and Proposed RH-2 to an M-1 District. (EE76.448)
CONTINUED until Meeting of January 27, 1977 Vote: 7-0.
6. CU76.41 - 998 Egbert Avenue, The two blocks generally bounded by Egbert and Donner Avenues and Fitch and Donahue Streets.
Request for authorization to Continue the existing use for automobile wrecking in an open yard for seven years. (EE74.135)
CONTINUED until Meeting of January 27, 1977 Vote: 7-0.
7. CU76.45 - 3398 - 22nd Street, Northeast corner of Guerrero Street.
Request for change in status from non-conforming use to conditional use to allow for the addition of 3 dwelling units to be built over the existing store. (EE76.425)
TAKEN UNDER ADVISEMENT until Meeting of January 13, 1977
Vote: 7-0.
8. CU76.46 - 1434 - 7th Avenue, East side, 200 feet south of Judah Street.
Request for authorization to continue a Residential Care Facility serving 10 ambulatory persons. (EE76.420)
APPROVED with CONDITIONS Resolution No. 7624
Vote: 7-0.

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JANUARY 6, 1977

3:30 P.M.

9. ZM76.12 and - 2690 Jackson Street, Northeast corner of Scott Street.
CU76.47
 Request for authorization to continue an existing Children's Treatment Center for 12 emotionally handicapped children, with 8 children in residence and 4 children in a day care program, in an existing one-family house. If this application is to be approved, the Commission will have to change the Proposed Residential Zoning Study Map to show this property as RH-2. (EE76.430)
- ZM76.12 - APPROVED Resolution No. 7625 Vote: 7-0.
CU76.47 - APPROVED with CONDITIONS Resolution No. 7626
 Vote: 7-0.

10. CU76.48 - 921-23 Lincoln Way, South side, 107.5 feet west of 10th Avenue.
 Request for authorization to continue operating a Residential Social Rehabilitation Facility for 12 adults in an existing 2-flat building. (EE76.436)
 APPROVED with CONDITIONS Resolution No. 7627
 Vote: 7-0.
11. CU77.1 - 730 Baker Street, East side, 105.5 feet north of McAllister Street.
 Request for authorization to continue operating a Residential Social Rehabilitation Facility for 20 adults in an existing dwelling. (EE76.442)
 APPROVED with CONDITIONS Resolution No. 7628
 Vote: 7-0.
12. CU77.2 - 2153-57 Grove Street, South side, 160 feet east of Shrader Street.
 Request for authorization to continue operating a Residential Social Rehabilitation Facility for 9 adults in an existing 2-flat building. (EE76.443)
 APPROVED with CONDITIONS Resolution No. 7629
 Vote: 6-0.

4:30 P.M.

13. DR76.37 - Discretionary Review in Lieu of Conditional Use application requesting authorization for a 3-story building over basement exceeding 30 feet in height on Southern Heights Avenue, Southeast corner of Rhode Island Street.
 APPROVED with CONDITION Resolution No. 7630
 Vote: 6-0.

14. DR76.42 - Discretionary Review in Lieu of Conditional Use application requesting authorization to construct a garden room with wood decking, trellises and translucent screen fencing on the roof of an existing one-family dwelling above 30 feet at 1852 Laguna Street, East side, 47.5 feet south of Pine Street.
APPROVED Resolution No. 7631 Vote: 6-0.
15. DR77.1 - Discretionary Review in Lieu of Conditional Use application requesting authorization to construct a second floor of living area to the existing one-family dwelling which would exceed 30 feet in height at 2462 - 23rd Avenue, East side, 200 feet north of Ulloa Street.
APPROVED Resolution No. 7632 Vote: 6-0.
16. DR77.2 - Discretionary Review in Lieu of Conditional Use application requesting authorization for a one-family house 40 feet in height at 155 St. Germain Avenue, South side, approximately 135 feet from Glenbrook Avenue. (EE76.332)
APPROVED with CONDITION Resolution No. 7633
Vote: 7-0.
17. Consideration of Request for Discretionary Review of Building Permit Application No. 464491 for conversion of a ground floor non-conforming use to a grocery and liquor store at 701 Fillmore Street.
Request DENIED in recognition of the fact that the State Alcoholic Beverage Commission has jurisdiction over the issuances of licenses for the sale of liquor. However, the Commission requested that a letter be sent to the Alcoholic Beverage Commission expressing its concern about the proposed use on the subject site. Vote: 6-0.
18. ZM75.11 - Property to the west of Rickard Street and to the rear of parcels from 142 to 198 Gaven Street.
M-1 to an R-1 or other appropriate District.
(Continued from Meeting of July 1, 1976.)
DISAPPROVED Resolution No. 7634 Vote: 6-0.
19. Consideration of Department of City Planning's Proposed Work Program and Budget for Fiscal Year 1977-78.
APPROVED Vote: 6-0.

Adjournment. 6:05 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
HELD JOINTLY WITH
THE RECREATION AND PARK COMMISSION
FRIDAY
JANUARY 7, 1977
ROOM 282, CITY HALL
4:00 P. M.

PRESENT: Commissioners Bierman, Dearman, Finn, Lau, Rosenblatt,
and Starbuck, members of the City Planning
Commission.

Commissioners Armstrong, Friend, Harris, La Garda, Meyer
and Sabella, members of the Recreation and
Park Commission.

1. Presentation of Report on Open Space Acquisition and Park
Renovation Program by General Manager, Recreation and Park
Department.

John J. Spring, General Manager of the Recreation and
Park Department, presented and summarized the report.

2. Consideration of Proposed Amendments to the Recreation and
Open Space Element of the Master Plan.
APPROVED Resolution No. 7635 Vote: 6-0.

3. Consideration of Proposed Open Space Acquisition and Park
Renovation Program for Calendar Year 1977.
APPROVED Resolution No. 7636 Vote: 6-0.

Adjourned: 5:50 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JANUARY 13, 1977
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meetings of October 14 and 28, November 4 and 18, and December 22, 1976.

APPROVED as SUBMITTED with Corrections Vote: 7-0.

Minutes of the Meeting of December 16, 1976.

APPROVED with Corrections Vote: 6-1.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission of the Special Meeting scheduled next Wednesday evening, January 19, at the Commodore Stockton School, 950 Clay Street, between Stockton and Powell Streets. Commissioner Rosenblatt requested that the Meeting start at 7:00 p.m.

The Director reported that the Board of Permit Appeals, meeting on Wednesday night, had voted to concur with the staff of the Department of City Planning on one case and to vote against the staff's position in two instances.

The Director stated that he had met with the Mayor and members of the Board of Permit Appeals on Tuesday afternoon to discuss time limits for the preparation of written decisions. A follow-up meeting will be held on Friday morning, January 14.

The Director reported that an action has been filed in Superior Court to stop an alteration of the Bell Smoked Fish Company at 490 Jefferson Street which would involve an encroachment of ten feet into the sidewalk area. The Commission will be represented by the City Attorney in this matter.

The Director advised the Commission that the Acting Director of the Redevelopment Agency had replied to a letter suggesting improved procedures between that agency and the Department of City Planning relative to environmental review matters. Further discussion of this matter will be required.

The Director announced that an appeal by Pets Unlimited of the Commission's revocation of authorization for a kennel at Fillmore and Washington Streets will be considered by the Board of Supervisors on Monday, January 17, at 2:00 p.m.

The Director stated that the Board of Supervisors has asked the Commission to consider and comment on an ordinance which has been drafted by the City Attorney to control the location of adult book stores and movie theaters. The hearing will be scheduled on February 10.

The Director reported that the Port Commission has approved the revised Northeastern Waterfront Plan.

The Director announced that the Department of City Planning may receive a grant from the National Endowment for the Arts for work related to the Residential Zoning Study.

Robert Passmore, Planner V (Zoning), indicated that the staff will be making monthly progress reports to the Commission on work accomplished.

Mark Winogrand, Planner II, in accordance with a prior request of the Commission, reviewed plans for a project which would utilize the transferable open space provisions of the Residential Zoning Standards initiated May 20, 1976.

The Commission voted unanimously to request that consideration of proposed amendments to Article 31 of the Administrative Code, originally scheduled for January 20, be postponed until the Meeting of January 27.

2. Consideration of Proposals for Transit Financing.
ADOPTED Resolution No. 7637 Vote: 7-0.

2:30 P.M.

3. RS76.19 - Public Hearing on Tentative Map for a 26-Unit Condominium Subdivision on Topaz Way.
IN CONFORMITY with MASTER PLAN Subject to Conditions
Resolution No. 7638 Vote: 7-0.
4. R76.34 - Sale of Easement Rights on Clipper Street, Five-Foot Strip on North Side.
(Continued from Meeting of December 16, 1976.)
IN CONFORMITY with MASTER PLAN Subject to Conditions Vote: 7-0.

5. R75.1 - Sale of Fire House Property at 117 Broad Street.
IN CONFORMITY with MASTER PLAN Vote: 7-0.
6. R76.37 - Vacation of Kirkwood Avenue within Railway Right-of-Way,
West of Quint Street.
IN CONFORMITY with MASTER PLAN Vote: 7-0.
7. R76.39 - Sale of Property on Alemany Boulevard, East of Lamartine
Street Minipark.
IN CONFORMITY with MASTER PLAN Vote: 7-0.
8. R76.40 - Sale of Property North of Dorantes Avenue, East of Herbert
Hoover Junior High School.
IN CONFORMITY with MASTER PLAN Vote: 7-0.
9. Consideration of Design Proposals for Upper Market Street.
Resolution No. 7639 was adopted supporting implementation of the plan.

3:00 P.M.

10. EE76.414 - Appeal of Negative Declaration for Maintenance Corporation
Yard at San Francisco International Airport.
(Continued from Meeting of December 9, 1976.)
Withdrawal of Project ACCEPTED Vote: 7-0.

3:30 P.M.

11. ZT76.6 - Public Hearing on a proposed ordinance amending Articles 2
and 6 of the City Planning Code to prohibit general adver-
tising signs (off-site signs and billboards) throughout
the City and County of San Francisco, to require removal of
all existing general advertising signs after an amortization
period, and to make related modifications. Initiated by
Board of Supervisors.
(Continued from Special Meeting of October 28, 1976.)

Peter Svirskey, Planner V (Zoning), presented and summarized
a report responding to questions raised by members of the
Commission during the public hearing held on October 28, 1976.
The Commission then voted unanimously to continue this matter
until the Meeting of February 10, 1977.

3:45 P.M.

12. Discussion of Postal Service Use of Harkness Hospital Site.
(Under advisement from Meeting of December 9, 1976.)

Following a public hearing, the Commission voted unanimously to
adopt Resolution No. 7640 finding that the proposed use of the site
for a Postal Service carrier station would be inappropriate and would
be in conflict with the City's Master Plan by precluding the potential

conversion of the subject site to residential use. The Commission also expressed the opinion that an Environmental Impact Statement should be prepared if the Postal Service decides to proceed with with the project.

4:30 P.M.

13. DR77.8 - Consideration of Request for Discretionary Review of Building Permit Application No. 454655 for a 64-Unit Apartment Building at 1652 Taylor Street.
Request GRANTED Discretionary Review to be held January 27 at 1:45 p.m. Vote: 6-0.
14. CU76.45 - 3398 - 22nd Street, Northwest Corner of Guerrero Street.
Request for change in status from non-conforming use to conditional use to allow for the addition of three dwelling units to be built over the existing store. (EE76.425)
(Under advisement from Meeting of January 6, 1977.)
APPROVED with CONDITIONS Resolution No. 7641 Vote: 6-0.

Adjourned: 7:05 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
WEDNESDAY
JANUARY 19, 1977
AUDITORIUM
COMMODORE STOCKTON SCHOOL
950 CLAY STREET (between Stockton and Powell Streets)
7:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliot, Finn, Lau, Rosenblatt, Starbuck.

1. EE76.441 - Consideration of the Draft Environmental Impact Report on the Plan for the Northeastern Waterfront and Related Amendments to the Transportation Element of the Master Plan. (Under advisement from Meeting of January 6, 1977.)
CERTIFIED as COMPLETE Resolution No. 7642 Vote: 6-0.
2. Consideration of the Plan for the Northeastern Waterfront (A Revision of the Northern Waterfront Plan) as an Amendment to the Master Plan.
ADOPTED Resolution No. 7643 Vote: 6-0.
3. Consideration of Proposed Amendments to the Transportation Element of the Master Plan, to conform said element to the Plan for the Northeastern Waterfront.
APPROVED Resolution No. 7644 Vote: 6-0.

7:30 P.M.

4. CU77.4 - Southwest Corner of Sacramento and Stockton Streets.
Request for Planned Unit Development Authorization for the Mei Lun Yuen housing development, a Redevelopment Agency Project, to permit variances from parking and open space provisions otherwise applicable to the subject site and use.
APPROVED with CONDITIONS Resolution No. 7645 Vote: 7-0.

Adjourned: 11:40 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JANUARY 20, 1977
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliot, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Special Meeting of November 9, 1976

APPROVED as SUBMITTED Vote: 5-0

1. Election of Officers

Gordon J. Lau and Toby Rosenblatt were re-elected to the offices of President and Vice-President of the City Planning Commission, respectively, both by unanimous vote.

2. Current Matters

Rai Y. Okamoto, Director of Planning, congratulated Commissioner Starbuck on his recent reappointment to the Commission.

Mark Winogrand, Planner II, distributed copies of an analysis of the economic impacts of the proposed changes in San Francisco residential zoning and indicated that consultants who prepared the report will make a final presentation of the report to the Commission in February.

The Director reported on actions taken by the Board of Permit Appeals at its meeting on Wednesday evening.

The Director announced that a field trip is scheduled for the Commission next Thursday, January 27, at 12:45 p.m. The Regular Meeting will start at 1:45 p.m. The Director also reminded the Commission of the Special Meeting scheduled on Friday morning, January 28, at 9:00 a.m. for review of the proposed six year Capital Improvement Program.

The Director reported that the Board of Supervisors had again postponed consideration of an appeal from the Commission's revocation of authorization for a kennel at Washington and Fillmore Streets (Pets Unlimited). The matter is now scheduled to be heard next Monday.

The Director advised the Commission that the Planning, Housing, and Development Committee of the Board of Supervisors, meeting on Tuesday, had recommended approval of the proposed sign ordinance for Upper Market Street and the Rehabilitation Assistance Program for the Upper Ashbury District. The proposed ordinance requiring removal of

billboards along Market Street from the Embarcadero to the Central Skyway Overpass and a proposed resolution urging the Port Commission to cease approving applications for billboards on Port properties had been sent to the Full Board without recommendation (because of a tie vote). The Committee also considered a proposed ordinance which would restrict the location of adult bookstores and adult theaters. That matter has been referred to the City Planning Commission and will be considered by the Commission on February 10 at 4:30 p.m.

The Director indicated that he understood that Supervisor Feinstein intends to introduce a resolution into the Board of Supervisors which would call for the designation of the area between the Ferry Building and North China Basin as a Redevelopment Study Area.

Commissioner Starbuck stated that he had learned that new construction is being contemplated in the Presidio. He asked that the staff meet with representatives of the Presidio to discuss the proposed projects and that it be prepared to report back to the Commission on February 10.

The Commission voted unanimously to request that a letter be sent to the members of the Northern Waterfront Planning Advisory Committee expressing appreciation for their assistance during the past seven months.

The Director reported that the staff of the Department of City Planning was meeting with the Community Development Citizens Committee that afternoon to report on the status of Community Development projects being carried out by the Department.

3. Distribution of Part II, Action Plan, of Transportation Programs and Strategy Report.

Alan Lubliner, City Planning Co-ordinator, indicated that the report was not yet available but that it would be mailed to members of the Commission on January 21. The report will be considered during the meeting of February 3.

2:30 P.M.

4. Adoption of Neighborhood Center Facilities Plan
(Under advisement from Meeting of December 16, 1976.)
ADOPTED with MODIFICATIONS Resolution No. 7646 Vote: 7-0

5. Report on Ocean Avenue Commercial Revitalization

Nathaniel Taylor, Planner III, presented and summarized the report and responded to questions raised by members of the Commission.

6. Public Hearing on Proposed Amendments to the Transportation Element of the Master Plan of San Francisco regarding Parking.
(Proposed amendments were presented to the City Planning Commission on November 9, 1976, and subsequently revised.)
ADOPTED Resolution No. 7647 Vote: 6-0.

Adjourned: 4:25 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JANUARY 27, 1977
100 LARKIN STREET
12:45 P.M.

PRESENT: Commissioners Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

1. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 12:45 P.M. to take a field trip to properties which are scheduled to be considered during February.

1:45 P.M. - 100 Larkin Street

2. Current Matters

Rai Y. Okamoto, Director of Planning, announced that a meeting of the Implementation Committee of the Commission (Commissioners Starbuck, Bierman, Dearman) has been scheduled for next Thursday, February 3, at 11:30 A.M. at 100 Larkin Street. The Committee will discuss the proposed ordinance which would control the location of adult book stores and theaters. The ordinance, drafted by the City Attorney, was transmitted to the Commission by the Board of Supervisors for review and comment.

The Director also announced that the Budget and Personnel Committee of the Commission (Commissioners Rosenblatt, Dearman, Lau) will meet next Wednesday, February 2, at 11:00 A.M. to review and discuss the Department of City Planning's proposed work program and budget for the next fiscal year.

After discussion, the Commission voted unanimously to deny a request for reconsideration of conditions established by Resolution No. 7537, adopted on August 5, 1976, relating to a proposed Doggie Diner at 10th and Mission Streets.

The Director reported that the first of a series of neighborhood meetings in the Potrero District will be held on Saturday, January 29, from 10:00 A.M. until 2:00 P.M. at the Starr King School, 1215 Carolina Street.

After discussion, the Commission voted unanimously to express its intent to continue consideration of the Environmental Impact Report for expansion of the Ralph K. Davies Medical Center from the Meeting of February 3 to the Meeting of February 24.

The Director reported that the Board of Supervisors, meeting on Monday, had sustained the Commission's decision of Conditional Use Authorization for a kennel at the Pets Unlimited facility at Fillmore and Washington Streets. The Department of City Planning will seek abatement of the use through the City Attorney's office.

The Director indicated that he has been in touch with officials from the Presidio with regard to new construction proposed on that military post. Further meetings on this matter will be scheduled.

3. DR77.7 - Discretionary Review of Building Permit Application No. 454655 for a 64-Unit apartment building at 1652 Taylor Street.
Taken UNDER ADVISEMENT until Meeting of February 3, 1977.
Vote: 6-0.

2:15 P.M.

4. ZM77.2 - The block bounded by Donner and Egbert Avenues and Earl and Donahue Streets.
R-2 and Proposed RH-2 to an M-1 District (EE76.448)
(Under advisement from Meeting of January 6, 1977)
DISAPPROVED Resolution No. 7648 Vote: 4-2
5. CU76.41 - 998 Egbert Avenue, the two blocks generally bounded by Egbert and Donner Avenues and Fitch and Donahue Streets.
Request for authorization to continue the existing use for automobile wrecking in an open yard for seven years. (EE74.135)
(Under advisement from Meeting of January 6, 1977.)
DISAPPROVED Resolution No. 7649 Vote: 6-0

3:15 P.M.

6. Public Hearing on Proposed Amendments to Chapter 31 of the San Francisco Administrative Code (Environmental Review) to comply with recent amendments to the California Environmental Quality Act and State Guidelines, and to make further administrative and Clarifying Changes.
Amendments ENDORSED Resolution No. 7650 Vote: 6-0

3:45 P.M.

7. Photographic Slide Presentation on the History of Golden Gate Park by Raymond Clary, Historian.
POSTPONED until Meeting of February 17, 1977 at 1:00 P.M.

Adjourned: 5:00 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
FRIDAY
JANUARY 23, 1977
100 Larkin Street
9:00 A.M.

PRESENT: Commissioners Carey, Dearman, Elliott, Rosenblatt, Starbuck.

1. Review of Capital Improvement Projects for Six Year Program from 1977-78 through 1982-83.
New projects were reviewed, general priorities assigned, and APPROVED as submitted or with amendments which will be reflected in the Commission's final report.

Adjourned: 9:50 A.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
FEBRUARY 3, 1977
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meetings of October 21 and December 2, 1976.

APPROVED with CORRECTIONS Vote: 6-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission of a Special Meeting scheduled for next Wednesday evening, February 9, at 8:00 p.m. in Gresham Hall in Grace Cathedral for a public hearing on proposed changes of height limits on Nob Hill. He indicated that the Commission's Regular Meeting on Thursday, February 10, will commence at 1:45 p.m.

The Director reported that the Mayor will hold a series of public hearings on 1977-78 budget requests of the various City departments. The hearing which will involve the Department of City Planning is scheduled for Saturday, February 26, at 10:00 a.m. at the Marina Junior High School, 3500 Fillmore Street.

The Director advised the Commission that the Board of Permit Appeals, meeting on the previous evening, had voted to overrule the Commission and to approve a Building Permit Application for an apartment building at 370 Monterey Boulevard. However, the Commission's disapproval of a Building Permit Application for an apartment building on adjacent property at 374 Monterey Boulevard was sustained by the Board.

The Director reported that the Board of Supervisors, meeting on Monday, had voted to approve ordinances relating to sign control on lower and upper Market Street. Action on a proposed resolution urging the Port Commission not to allow billboards on Port property was postponed pending advice from the City Attorney as to the legality of the proposed action.

Commissioner Starbuck indicated that the Implementation Committee of the Commission had met earlier in the day to discuss the proposed ordinance which would control the location of adult bookstores and theaters. No action was taken at the meeting.

2:30 P.M.

2. Consideration of draft resolution requesting supplemental appropriation of funds for hiring of a temporary 1424 Clerk Typist for Environmental Review Section of Department.

ADOPTED Resolution No. 7651 Vote: 7-0

3. ZM76.7 - Consideration of proposed determination by the Commission that this reclassification application is for a major sub-area of the City. Such a determination would continue the controls of the proposed districts in effect as interim controls for a second year under Section 302(e) of the City Planning Code, until March 28, 1978.
Applicant's proposal is to reclassify use districts from R-4, R-3.5 and R-3 to R-2, and from C-2 to R-3-C, in the Pacific Heights area generally bounded by Union, Bush and Lyon Streets and Van Ness and Presidio Avenues. No change is proposed for R-1-D, R-1 and P districts in this area. Filed March 29, 1976. (EE76.147)
APPROVED Resolution No. 7652 Vote: 7-0
4. ZM76.2 - Consideration of letter of applicant dated January 20, 1977, requesting withdrawal of that portion of reclassification application No. ZM76.2 affecting the Sacramento/Stockton Redevelopment Project Area, Lots 1-5, 5A, 6, 24, 28-30, 33, 34, 36 and 37 in Assessor's Block 243.
Applicant's proposal is to reclassify height and bulk districts from 320-I to 105-A and from various districts (65-A through 240-D) to 40-X, 88-A, and 105-A in the Nob Hill area generally bounded by Powell, Larkin and Bush Streets and Pacific Avenue. Filed December 19, 1975 and amended by the applicant January 22 and February 25, 1976. (EE76.40)
Withdrawal APPROVED Resolution No. 7653 Vote: 7-0
5. EE76.36 - Appeal of a determination that an Environmental Impact Report is required for a Proposed office building at 601 Beach Street.
Environmental Impact Report REQUIRED Resolution No. 7654
Vote: 7-0
6. ZM77.3 - 426 and 422 Bosworth Street, north line 212 feet west of Rousseau Street. R-1 to R-2 District. (EE76.451)
APPROVED Resolution No. 7655 Vote: 7-0
7. CU77.3 - 3120 Mission Street, west line, south of Army Street.
Request for authorization to allow use of the second and third floors of the unoccupied Sears store for storage of household goods; in a C-2 District. (EE76.446)
CONTINUED until Meeting of April 7, 1977 Vote: 7-0
8. CU77.5 - 1032 Broadway, north line, 43 feet east of Florence Street and 138 feet west of Taylor Street.
Request for authorization to use the existing dwelling as a professional (law) office building; in an R-4 and proposed RH-2 District. (The applicant is also seeking designation of the building as a Landmark) (EE76.452)
Taken UNDER ADVISEMENT until Meeting of March 10, 1977 Vote: 7-0

9. DR77.7 - Discretionary Review of Building Permit Application No. 454655 for a 64-Unit apartment building at 1652 Taylor Street.
(Under advisement from Meeting of January 27, 1977.)
Modified Proposal APPROVED with CONDITIONS Resolution No. 7656
Vote: 7-0

3:30 P.M.

10. DR77.3 - 1202-21 Kirkham Street, southwest corner of 16th Avenue.
Discretionary Review in lieu of Conditional Use requesting authorization to construct five two-family houses having heights in excess of 30 feet in an RH-2 District. (EE76.453)
11. DR77.4 - 538-40 Sixth Avenue, east line, 225 feet south of Anza Street.
Discretionary Review in lieu of Conditional Use requesting authorization to enlarge an existing penthouse area above 30 feet in height; in an R-3 and Proposed RH-2 District.
APPROVED Resolution No. 7658 Vote: 7-0
12. DR77.5 - 1981 Funston Avenue, four lots with access to Funston Avenue.
Approximately 36 feet north of Rockridge Drive.
Discretionary Review in lieu of Conditional Use request to authorize construction of four two-family houses on four lots, each lot having more than 6,000 square feet of lot area; in an R-1 and Proposed RH-1 District. (EE74.299)
Taken UNDER ADVISEMENT until Meeting of February 17, 1977 at 3:30 p.m.
Vote: 7-0
13. DR76.30 - Discretionary Review of Building Permit Application No. 459558 for construction of apartment building at 326 - 12th Avenue.
(Under advisement from Meeting of December 2, 1976.)
Continued UNDER ADVISEMENT until Meeting of March 3, 1977
Vote: 7-0

4:30 P.M.

14. EE75.426 - Consideration of Draft Environmental Impact Report for proposed additions to the Ralph K. Davies Medical Center (Franklin Hospital) in block bounded by Castro, Noe and Fourteenth Streets and Duboce Avenue.
(Continued from Meeting of November 18, 1976.)
CONTINUED until Meeting of February 24, 1977 Vote: 7-0

Adjourned: 5:30 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
WEDNESDAY
FEBRUARY 9, 1977
Gresham Hall, Grace Cathedral
(Entrance from Taylor Street)
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt,
Starbuck.

1. ZM76.2 - Nob Hill area generally bounded by Powell, Larkin and Bush Streets and Pacific Avenue.
Request to reclassify height and bulk districts from 320-I to 105-A and from various districts (65-A through 240-D) to 40-X, 88-A, and 105-A. (Filed December 19, 1975, and amended by the applicant January 22 and February 25, 1976 and February 3, 1977.)
DISAPPROVED Resolution No. 7659 Vote: 5-2

Adjourned: 11:50 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
FEBRUARY 10, 1977
ROOM 282, CITY HALL
1:45 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of October 28, 1976.

APPROVED with CORRECTIONS Vote: 5-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission that next week's meeting will begin at 1:00 p.m.

The Director announced that the Board of Supervisors, meeting on Monday, had given final approval to ordinances relating to sign control on lower and upper Market Street and had adopted a resolution urging the Port Commission not to allow billboards on Port property between Fort Mason and the Ferry Building. The Board also overrode Mayor Moscone's veto of legislation enacting a Rehabilitation Assistance Program for the Upper Ashbury area.

The Director informed the Commission that he had attended the first meeting of the Mayor's new committee for coordination of transportation matters.

Robert Passmore, Planner V (Zoning), reported on work reviewed and completed by the Implementation Division of the department during January.

The Director reported that Pets Unlimited had filed a suit in Superior Court to stop enforcement of the Commission's termination of conditional use authorization for a dog shelter on the second floor of their facility at 2343 Fillmore Street.

The Director advised the Commission that the Pacific Gas and Electric Company had filed a Notice of Intent to pursue the development of a fossil fuel power plant at one of four locations in the Bay Area by 1980, one of the four alternate locations being in San Francisco. The Office of Environmental Review in the Department of City Planning has been coordinating review by concerned City and County agencies and will prepare final comments to be delivered to the State Energy Resources and Conservation and Development Commission on February 18. The comments will be reviewed by the Commission on February 17.

The Director announced that the date of the Mayor's public hearing on the Department of City Planning's budget proposed for the next fiscal year has been changed to Thursday, March 3, 1977, at 7:00 p.m. at the Edison School, 3531 - 22nd Street.

The Director reported that the Department of Public Works is reviewing applications for establishment of preferential parking plans in various neighborhoods of the City.

Marie Zeller, Planner III, informed the Commission that she will be working with the Mayor's Office to prepare policy statements concerning the environment of the City.

Mr. Passmore reported that the Board of Permit Appeals, at its meeting last week, had denied a permit for construction of a structure at 5175 Diamond Heights Boulevard. The permit had been approved by the Department of City Planning, perhaps erroneously insofar as the project may not conform to the City Planning Code. The project was not reviewed or approved by the Commission as reported in the San Francisco Progress.

The Director requested that a meeting of the Implementation Committee of the Commission (Commissioners Starbuck, Bierman, Dearman) be scheduled next Thursday, February 17, at 11:00 a.m.

Commissioner Starbuck reported that he, the Director, and a representative of the Mayor's Office had met with officials of the Presidio to discuss procedures for local review of building projects undertaken on that military post.

2:00 P.M.

2. Consideration of Request for Discretionary Review of Building Permit Application No. 459545 for an 8-unit apartment building at 401 Union Street. (EE76.218)

CONTINUED until Meeting of February 17, 1977 Vote: 7-0

2:30 P.M.

3. Presentation of Planning Alternatives for San Francisco portion of Golden Gate National Recreation Area
Douglass Nodeau and Ron Treabess of the Golden Gate National Recreation Area reviewed some of the alternate proposals for the nine planning units of the recreation area which are located in San Francisco and responded to questions raised by members of the Commission and members of the public.

3:30 P.M.

4. LM76.8 - Consideration of a proposal to designate the Palace of Fine Arts, 3001 Lyon Street, as a Landmark.

APPROVED Resolution No. 7660 Vote: 6-0

5. LM76.11 - Consideration of a proposal to designate the Ferry Building as a Landmark.
APPROVED Resolution No. 7661 Vote: 7-0
6. LM76.9 - Consideration of a proposal to designate the Orpheum Theater, 1192 Market Street, as a Landmark.
APPROVED Resolution No. 7662 Vote: 7-0
7. LM76.10 - Consideration of a proposal to designate the Castro Theater, 429 Castro Street, as a Landmark.
APPROVED Resolution No. 7663 Vote: 6-1
8. LM76.12 - Consideration of a proposal to designate Fire House Engine Co. No. 21 and Truck Co. No. 6, 1152 Oak Street, as a Landmark.
APPROVED Resolution No. 7664 Vote: 7-0
9. LM76.13 - Consideration of a proposal to designate Fire House Engine Co. No. 23, 3022 Washington Street, as a Landmark.
APPROVED Resolution No. 7665 Vote: 7-0
10. LM76.14 - Consideration of a proposal to designate the Potrero Hill Neighborhood House, 953 De Haro Street, as a Landmark.
APPROVED Resolution No. 7666 Vote: 7-0
- 4:00 P.M.
11. ZT76.6 - Public Hearing on a proposed ordinance amending Articles 2 and 6 of the City Planning Code to prohibit general advertising signs (off-site signs and billboards) throughout the City and County of San Francisco, to require removal of all existing general advertising signs after an amortization period, and to make related modifications. Initiated by Board of Supervisors.
(Continued from Meeting of January 13, 1977.)
CONTINUED until Meeting of May 12, 1977 Vote: 7-0
- 4:30 P.M.
12. ZT77.1 - Public Hearing on a proposed ordinance to amend Section 221 of the City Planning Code, and other Sections as necessary, to restrict the location of adult bookstores and adult theaters, with restrictions including but not necessarily limited to a requirement that all such enterprises be on premises not less than 1,000 feet from any Residential zoning district, and a requirement that each such enterprise be located not less than 500 feet from any other such enterprise. Initiated by Board of Supervisors.
UNDER ADVISEMENT until Meeting of March 3, 1977 at 4:30 p.m.

Adjourned: 6:50 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
FEBRUARY 17, 1977
100 LARKIN STREET
1:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meetings of December 9, 1976, and January 6, 1977.

APPROVED as SUBMITTED Vote: 5-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, informed the Commission that the Planning, Housing, and Development Committee of the Board of Supervisors, meeting on Tuesday, had recommended the adoption of a proposed resolution designating and describing a survey area in the Northeastern Waterfront area from Pier 7 to China Basin. The Committee also considered the proposal to have buildings in the Civic Center Area placed on the National Register. This proposal had been initiated by the Foundation for San Francisco's Architectural Heritage. The Committee requested that the various boards and agencies concerned meet together to determine if a consensus of opinion can be reached in this matter.

The Director announced that the Department of City Planning, the Mayor's Office, and the San Francisco Planning and Urban Renewal Association (SPUR) will sponsor a one day working session on Wednesday, March 2, at the Sheraton Palace Hotel to discuss center-city development problems. The conference will be coordinated by the Office of the Mayor of New York City under an Economic Development Administration (EDA) grant.

The Director reported that next Thursday's Commission Meeting will begin at 12:00 noon with a field trip.

The Director reported that the Board of Permit Appeals, meeting on Wednesday evening, had sustained the Commission's disapproval of a Building Permit Application for an apartment building at 2120 Stockton Street.

The Director requested that a meeting of the Implementation Committee of the Commission be scheduled at 1:00 p.m. on Tuesday, March 22, to consider the proposed ordinance which would amend the City Planning Code to restrict the location of adult bookstores and adult theaters.

Commissioner Starbuck reported on the meeting of the Implementation Committee which had been held earlier in the day.

2. Photographic Slide Presentation of History of Golden Gate Park by Raymond Clary, Historian.
Mr. Clary presented the slide show and responded to questions raised by members of the Commission.

2:15 P.M.

3. EE76.373/NLA - Report on Comments to be Delivered to the State Energy Resources Conservation and Development Commission regarding the possible development of a fossil fuel power plant by the Pacific Gas and Electric Company below Potrero Hill east of Third Street.
Ralph Cigliello, Planner II, summarized the comments which had been prepared by Selina Bendix, Environmental Review Officer, and responded to questions raised by members of the Commission. After discussion, the Commission voted unanimously to adopt Resolution No. 7667 finding that the comments prepared by Dr. Bendix adequately reflect concerns of the City and County and embody conditions which would be or might be established for local project approval at the Potrero site.
4. Consideration of a Request for Discretionary Review of Building Permit Application No. 459545 for an 8-unit apartment building at 401 Union Street. (EE76.218)
(Continued from Meeting of February 10, 1977.)
Request DENIED Vote: 7-0

2:45 P.M.

5. Presentation of Rehabilitation Finance Study Findings and Recommendations by Consultants.
Ronald Jonash and Irwin Mussen, Consultants, presented a summary of their recommendations and responded to questions raised by members of the Commission.
6. Status Report on Transit Preferential Streets Program
POSTPONED Indefinitely

3:30 P.M. Room 282, City Hall

7. DR77.5 - 1981 Funston Avenue, four lots with access to Funston Avenue, approximately 36 feet north of Rockridge Drive.
Discretionary Review in Lieu of Conditional Use request to authorize construction of four two-family buildings on four lots, in an R-1 and proposed RH-1 District. (EE74.299)
(Under Advisement from Meeting of February 3, 1977.)
DISAPPROVED Resolution No. 7668 Vote: 6-0

Adjournment: 5:15 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
FEBRUARY 24, 1977
100 LARKIN STREET
12:00 Noon

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

12:00 NOON - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:30 p.m. to take a field trip to properties scheduled for consideration during March.

1:30 P.M. - Room 282, City Hall

2. Approval of Minutes

Minutes of the Meetings of January 20 and 28, 1977.

APPROVED as SUBMITTED Vote: 6-0

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that a second planning meeting with residents of the Potrero Hill area has been scheduled for Saturday, February 26, at 10:00 a.m. at the Buena Vista School, 2641 - 25th Street.

The Director reminded the Commission that the Mayor's Public Hearing on the Department of City Planning's budget for the next fiscal year will be held Thursday, March 3, 1977, at 7:30 p.m. at the Edison School, 3531 - 22nd Street.

The Director advised the Commission that the Board of Supervisors, meeting on Tuesday, had continued consideration of a proposed resolution designating and describing a survey area in the Northeastern Waterfront until its meeting next Monday, February 28.

The Director reported that he had again met with representatives of the Presidio to discuss procedures for local review of building projects proposed for that military post.

The Director announced that the Health and Environment Committee of the Board of Supervisors, meeting on Wednesday, had recommended adoption of an ordinance amending Chapter 31 of the Administrative Code to bring that Code into compliance with the California Environmental Quality Act (CEQA).

The Director indicated that he had attended the first day of a two-day conference - "As Their Land Is" - which had been sponsored by the Governor's Office of Planning Research.

The Director reported that work is proceeding on projects proposed for the sites of the Fitzhugh and City of Paris Buildings.

4. Presentation by Gruen + Gruen Associates, Economic Consultants to the Department of City Planning, of a report entitled "Analysis of Economic Impacts of the Proposed Change in San Francisco Zoning". Claude Gruen, Consultant, summarized the report and responded to questions raised by members of the Commission

2:30 P.M.

5. RS76.18 - Public Hearing on Tentative Map for a 13-lot Subdivision at Tomaso Court South of Sunnydale Avenue opposite Cora Street, Lots 28c, 50, 51 and portions of Lots 89 and 91 in Assessor's Block 6309.
POSTPONED until Meeting of April 7, 1977 Vote: 6-0
6. RS77.1 - Public Hearing on Tentative Map for a 6-unit Condominium Conversion Subdivision at 1301 Clay Street, Lot 1 in Assessor's Block 220.
IN CONFORMITY with MASTER PLAN SUBJECT TO CONDITIONS
Resolution No. 7669 Vote: 7-0
7. EE76.90 - Public Hearing on Draft Environmental Impact Report for Proposed Parking Structure for 475 automobiles in the block bounded by The Embarcadero and Mission, Stewart and Howard Streets,
Taken UNDER ADVISEMENT until Meeting of March 31, 1977 Vote: 7-0
8. R77.10 - Review of Embarcadero/Mission Parking Structure for Conformance to the Master Plan.
POSTPONED until Meeting of March 31, 1977 Vote: 7-0
9. CU77.6 - Property in the block bounded by The Embarcadero and Mission, Stewart and Howard Streets.
Request for Conditional Use Authorization for a seven-level, 475 space parking facility with 18,000 square feet of commercial space on the ground level; in a C-3-0 District.
Because of the public ownership aspects of this proposal, the Conditional Use Application does not need to be considered.

3:00 P.M.

10. R77.5 - Revocable Encroachment Permit for a Crab Stand at 2766 Taylor Street (A. Sabella's Restaurant).
IN CONFORMITY with MASTER PLAN SUBJECT TO CONDITIONS Vote: 7-0

11. EE75.4 - Public Hearing on Draft Environmental Impact Report for a proposed concrete recycling area in the block bounded by Hawes and Griffith Streets and Bancroft and Armstrong Avenues.
CERTIFIED as COMPLETE Resolution No. 7670 Vote: 7-0
12. CU75.20 - The Block bounded by Hawes and Griffith Streets and Bancroft and Armstrong Avenues.
Request for Planned Unit Development Authorization to permit a concrete recycling center, a use first permitted in an M-2 (Heavy Industrial) zoning district, on an entire city block in an M-1 (Light Industrial) District.
DISAPPROVED Resolution No. 7671 Vote: 7-0

4:00 P.M.

13. EE75.423 - Consideration of Draft Environmental Impact Report for proposed additions to the Ralph K. Davies Medical Center (Franklin Hospital) in block bounded by Castro, Noe, and Fourteenth Streets and Duboce Avenue.
(Continued from Meeting of February 3, 1977.)
CONTINUED until Meeting of April 28, 1977 Vote: 7-0

Adjourned: 7:15 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 3, 1977
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Finn, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Meetings of January 13, 19 and 27, 1977.

APPROVED as SUBMITTED Vote: 5-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that data on work reviewed and completed by the Implementation Division of the Department of City Planning during February had not yet been tabulated.

The Director noted that the staff of the Department of City Planning had co-sponsored and participated in a conference on center-city development problems on Wednesday.

The Director reminded the Commission that the Mayor had scheduled a public hearing to be held at 7:00 that evening to receive comments on the budgets of various city departments including the Department of City Planning.

The Director advised the Commission that the Landmarks Preservation Advisory Board had recommended that the International Hotel meets the criteria of the National Register.

The Director noted that the Commission is scheduled to go on a field trip with representatives of the San Francisco Council of District Merchants next Thursday at 12:00 noon.

The Director reported that the Board of Supervisors, meeting on Monday, had approved a resolution designating and describing a survey area in the Northeastern Waterfront. The Department of City Planning and the Redevelopment Agency staff are preparing a Memorandum of Understanding to clarify their respective responsibilities for this project. The Director indicated that the Board had also approved amendments to Article 31 of the Administrative Code concerning environmental review procedures.

The Director stated that the staff of the Department of City Planning had attended a meeting in the Ingleside District on the previous evening at which residents of the neighborhood had expressed interest in a voluntary rehabilitation option available under the State Neighborhood Preservation Program. The City will file an application for funds for such a program.

The Director requested that a meeting of the Budget and Personnel Committee of the Commission (Commissioners Rosenblatt, Dearman, Lau) be scheduled at 12:00 noon on Thursday, March 17, to review a draft of an Affirmative Action Program for the Department of City Planning.

The Director reported that he had participated in a San Francisco/San Mateo Conference on the previous Saturday. Water, airport and transportation issues were discussed.

The Director distributed copies of a Chinatown Neighborhood Improvement Plan -- a draft for citizen review -- which had been prepared by the Department of City Planning. The plan will be reviewed with the Neighborhood Plans Committee of the Commission (Commissioners Dearman, Bierman, Starbuck) on a date yet to be scheduled.

2. Consideration of draft resolution endorsing and supporting the Regional Housing Subsidy Distribution System and recommending that the Board of Supervisors authorize the Association of Bay Area Governments to apply for Federal Housing Assistance on behalf of the City and County of San Francisco.

APPROVED Resolution No. 7672 Vote: 5-0

2:00 P.M.

3. EE77.18 - Public Hearing on Draft Environmental Impact Report for proposed land use changes to provide: (a) recreation facilities, (b) site for possible solids-handling facilities for the Southeast Water Pollution Control Plant, (c) sites for relocation of a drill track (rail line), and (d) relocation of drill tracks; on properties located near the Southeast Sewage Treatment Plant, as follows: All or portions of Lots 12-15, 18 and 26 in Assessor's Block 5313, Lot 1 in Assessor's Block 5304, Lot 1 in Assessor's Block 5281, Lots 1A and 5 in Assessor's Block 5262, Lot 13 in Assessor's Block 5250, Lot 1 in Assessor's Block 5232, and all of Assessor's Block 5227.

Taken UNDER ADVISEMENT until Meeting of March 10, 1977 Vote: 4-0

2:30 P.M.

4. CU76.30 - 2301 - 19th Avenue, southwest corner of Santiago Street. Request for modification of City Planning Commission Resolution No. 6780 to allow indefinite continuation of a non-conforming automobile service station after May 2, 1980; in an R-3 and Proposed RH-2 District.
(Continued from Meeting of October 7, 1976.)
CONTINUED until Meeting of May 5, 1977 Vote: 4-0
5. CU77.7 - 762 - 45th Avenue, east line, 200 feet north of Cabrillo Street. Request for authorization for expansion of an existing residential care facility for the elderly from 6 to 10 patients; in an R-2 and Proposed RH-2 District.
WITHDRAWN Resolution No. 7673 Vote: 4-0

6. CU77.8 - 450 Liberty Street, north line, 233 feet west of Sanchez Street.
Request for modification of planned unit development authorization to allow addition of two rooms on a third floor of an existing townhouse to a height of 32 feet; in an R-1 and Proposed RH-1 District.
The Commission voted 7-0 to express its intention to adopt a resolution disapproving this application on March 10, 1977.
7. DR77.8 - 614 - 5th Avenue, east line, 75 feet south of Balboa Street.
Discretionary Review in lieu of conditional use authorization to construct a two-unit building with a height of 39 feet; in an R-2 and Proposed RH-2 District.
APPROVED with CONDITIONS Resolution No. 7674 Vote: 7-0

3:30 P.M.

8. DR77.10 - 2045 and 2055 Filbert Street, south line, 165 feet east of Webster Street.
Discretionary Review in lieu of conditional use authorization for one three-unit building on a lot of 4, 812 square feet and one two-unit building on a lot of 3,798 square feet; in an R-3 and Proposed RH-2 District.
APPROVED with CONDITION Resolution No. 7675 Vote: 7-0
9. DR77.11 - Rome Street, east line, 237 feet north of Cayuga Avenue.
Discretionary Review in lieu of conditional use authorization for one three-unit building on a lot of 12,330 square feet; in an R-1 and Proposed RH-1 District.
Taken UNDER ADVISEMENT until Meeting of March 24, 1977 Vote: 7-0
10. DR77.12 - 145 Carmel Street, south line, 100 feet east of Shrader Street.
Discretionary Review in lieu of conditional use authorization for a three-unit building with a height of 33 feet on a lot of 4,500 square feet; in an R-2 and Proposed RH-2 District.
Taken UNDER ADVISEMENT until Meeting of April 7, 1977 Vote: 5-0
11. DR76.30 - Discretionary Review of Building Permit Application No. 459558 for construction of an apartment building at 326 - 12th Avenue.
(Continued from Meeting of February 3, 1977.)
APPROVED with CONDITION Resolution No. 7676 Vote: 5-0

4:30 P.M.

12. DR77.13 - 1026 Vallejo Street, north line, 114.2 feet west of Taylor Street and 961 Green Street, south line, 200 feet west of Taylor Street.
Discretionary Review in lieu of conditional use authorization for two seven-unit buildings, the one fronting on Vallejo Street to be 40 feet in height on a lot of 11,674 square feet; in an R-4 and Proposed RH-2 District.
POSTPONED until Meeting of April 7, 1977 Vote: 6-0
The variance application on this matter, being heard by the Zoning Administrator, was continued until the Commission's Meeting on April 7, 1977.

13. DR77.14 - 2450 California Street, north line, 106.25 feet east of Steiner Street.
Discretionary Review in lieu of conditional use authorization for a retail plant nursery in a C-2 and Proposed R-C-1 District.
APPROVED with CONDITIONS Resolution No. 7677 Vote: 6-0
14. ZT77.1 - Public Hearing on a proposed ordinance to amend Section 221 of the City Planning Code, and other Sections as necessary, to restrict the location of adult bookstores and adult theaters, with restriction including but not necessarily limited to a requirement that all such enterprises be on premises not less than 1,000 feet from any Residential zoning district, and a requirement that each such enterprise be located not less than 500 feet from any other such enterprise.
Initiated by Board of Supervisors.
(Under advisement from Meeting of February 10, 1977.)
DISAPPROVED Resolution No. 7678 Vote: 6-0

Adjourned: 7:00 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 10, 1977
100 LARKIN STREET
12:00 NOON

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

12:00 Noon - Field Trip

1. Members of the Commission and staff took a field trip with representatives of the San Francisco Council of District Merchants Associations to selected neighborhood shopping districts.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the meetings of January 7 and February 3, 9, 10, 17, and 24, 1977.

APPROVED as SUBMITTED Vote: 6-0

3. Current Matters

Robert Passmore, Planner IV (Zoning), reported on work reviewed and completed by the Implementation Division of the Department during February.

Rai Y. Okamoto, Director of Planning, reminded the Budget and Personnel Committee of the Commission (Commissioners Rosenblatt, Bierman, Dearman) of a meeting scheduled at 12:00 noon next Thursday, March 17.

The Director reported that a special Bayview-North Workshop will be held at the Joseph T. Lee Recreation Center, Newcomb Avenue and Mendell Street, next Saturday, March 12, at 10:00 a.m. The workshop will be repeated at 1:00 p.m. on the same day.

The Director advised the Commission that Hastings Law School will hold a public hearing on the Environmental Impact Report for its proposed expansion project next Monday evening, March 14, at 7:30 p.m. in Classroom A, 198 McAllister Street.

The Director announced that he will hold a public meeting on Saturday, April 2, from 1:00 until 4:00 p.m. on the proposal to designate the Tenderloin District as a Rehabilitation Assistance Program (RAP) area. The meeting will be held in the Continental Ballroom of the Hilton Hotel.

The Director reported on his attendance at the Mayor's public hearing on budgets for various city departments, including the Department of City Planning, last Thursday evening.

The Director informed the Commission that the Board of Supervisors, on Monday, had voted not to accept for hearing an appeal of the Commission's conditional use authorization for the proposed redevelopment project at Sacramento and Stockton Streets.

The Director announced that the Joint Finance and Urban and Consumer Affairs Committee of the Board of Supervisors, meeting on Wednesday, had approved in principle the proposal for an off-street parking facility by the San Francisco Performing Arts Center, Inc. An Environmental Impact Report for the proposal will be heard by the Commission on April 7.

The Director reported on his recent attendance at the monthly meeting of the Mayor's Transportation "Cabinet".

The Director asked that meetings of the Implementation Committee of the Commission (Commissioners Starbuck, Bierman, Dearman) be scheduled for Thursday, March 24 and Thursday, March 31, at 11:00 a.m. on both dates. On March 24, the Committee will receive a progress report of the Residential Zoning Study. On March 31, a draft report concerning amendments to the non-conforming use provisions of the City Planning Code will be presented.

The Director indicated that the Commission's regular afternoon meeting on Thursday, March 31, will be cancelled. That evening a public hearing will be scheduled to consider modifications to the Residential Zoning proposals adopted by the Commission on May 20, 1976.

The Director reported that Phase IV of the Embarcadero Center is reaching a stage where the Department of City Planning will be involved in plan review.

2:30 P.M.

4. R77.6 - Sale of Property at 150 Woodside Avenue, Lot 1 in Assessor's Block 2890.
IN CONFORMITY with MASTER PLAN Vote: 7-0
5. LM77.1 - Consideration of a proposal to designate the Atkinson-Escher House, 1032 Broadway, as a Landmark.
APPROVED Resolution No. 7679 Vote: 7-0
6. CU77.5 - 1032 Broadway, north line, 43 feet east of Florence Street and 138 feet west of Taylor Street.
Request for authorization to use the existing dwelling as a professional (law) office building; in an R-4 and proposed RH-2 District.
(Under Advisement from Meeting of February 3, 1977.)
APPROVED with CONDITIONS Resolution No. 7680 Vote: 7680

March 10, 1977

7. EE77.18 - Consideration of Draft Environmental Impact Report for proposed land use changes near the Southeast Sewage Treatment Plant to provide: (a) recreation facilities, (b) site for possible solids-handling facilities for the Southeast Water Pollution Control Plant, (c) sites for relocation of a drill track (rail line), and (d) relocation of a drill track, on properties located as follows: All or portions of Lots 9, 12-15, 18 and 26 in Assessor's Block 5313, Lot 15 in Assessor's Block 5304, Lot 1 in Assessor's Block 5281, Lot 16 in Assessor's Block 5262, Lot 13 in Assessor's Block 5250, Lots 1A and 5 in Assessor's Block 5232, and all of Assessor's Block 5227.
(Under Advisement from Meeting of March 3, 1977.)
CERTIFIED as Complete Resolution No. 7682 Vote: 6-0

3:00 P.M.

8. EE76.178 - Appeal of determination that an Environmental Impact Report is required for Glen Park Center, northwest corner of Diamond and Bosworth Streets, including 36 apartments and 24,000 square feet of commercial space.
Requirement for Environmental Impact Report SUSTAINED
Resolution No. 7681 Vote: 6-0

3:30 P.M.

9. CU77.8 - 450 Liberty Street, north line, 233 feet west of Sanchez Street. Request for modification of planned unit development authorization to allow addition of two rooms on a third floor of an existing townhouse to a height of 32 feet; in an R-1 and Proposed RH-1 District.
(Under Advisement from Meeting of March 3, 1977.)
DISAPPROVED Resolution No. 7683 Vote: 6-0

10. Public Hearing on proposed Revised Conflict of Interest Code for the City Planning Commission and Department.

Adjourned: 6:00 P.M.

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~~SAN FRANCISCO~~
~~CITY PLANNING COMMISSION~~
~~SUMMARY OF THE REGULAR MEETING~~
~~THURSDAY~~
~~MARCH 17, 1977~~
~~100 LARKIN STREET~~
~~2:15 P.M.~~

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbucks.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the meeting of the Budget and Personnel Committee of the Commission, scheduled for earlier in the day, had been cancelled because the draft of the Department of City Planning's Affirmative Action Plan was not ready in time. The meeting will be rescheduled on Wednesday, March 30, at 12:00 noon.

The Director reminded the Implementation Committee of the Commission (Commissioners Starbucks, Bierman, Dearman) of a meeting scheduled at 11:00 a.m. next Thursday, March 24. A progress report on the Residential Zoning Study will be presented to the Committee on that date.

The Director indicated that the full Commission will meet at 12:00 noon on Thursday, March 24, to take a field trip to properties to be considered during April.

The Director reminded the Implementation Committee of another meeting scheduled on Thursday, March 31 at 11:00 a.m. when a draft report concerning amendments to the non-conforming use provisions of the City Planning Code will be presented.

The Director reported that the Commission's regular afternoon meeting on March 31 will be cancelled. A special meeting will be held that evening at 7:30 p.m. in Room 282, City Hall, to consider modifications to the Residential Zoning proposals initiated by the Commission on May 20, 1976.

The Director reported that he will hold a public meeting on Saturday, April 2, from 1:00 p.m. until 4:00 p.m. on the proposal to designate the Tenderloin District as a Rehabilitation Assistance Program (RAP) area. The meeting will be held in the Continental Ballroom of the Hilton Hotel.

The Director advised the Commission that the Department of City Planning's Office of Environmental Review had prepared and transmitted a letter commenting on the Draft Environmental Impact Report for the proposed expansion of Hastings Law College.

The Director reported that the Landmarks Preservation Advisory Board, meeting on Wednesday, had initiated designation of the Ortman-Shumate House, 1901 Scott Street, as a Landmark.

The Director distributed copies of a Sixteenth Street Neighborhood Study which had been prepared by the Mission Planning Council under contract to the Department of City Planning.

The Director stated that he had met with Philip Johnson, architect for the new Neiman-Marcus store on the City of Paris site. He indicated that Mr. Johnson intends to retain the rotunda of the existing building.

The Director noted that the Redevelopment Agency had adopted a resolution urging the developers of Embarcadero Center Phase IV to propose buildings of lesser height than would be allowed by the Redevelopment Plan. He indicated that he will prepare a draft resolution to be considered by the Commission next Thursday relating to issues of height and uses in the project.

The Director stated that he would also request the Commission to adopt a resolution at its meeting next week urging the Secretary of the Department of Housing and Urban Development to increase the 701 allocations to central cities.

The Director reported that the Board of Supervisors, at its meeting next Monday, will consider an appeal from the Commission's disapproval of a conditional use application for extension of the Tow Car Association's automobile storage lot in the South Bayshore area.

The Director reported that he and members of the staff had met with Supervisor Feinstein, District Attorney Freitas and a representative of the City Attorney's Office for further discussion of zoning controls relating to adult bookstores and adult theaters.

George A. Williams, Assistant Director-Plans and Programs, presented a summary of work accomplished by the Plans and Programs Division of the Department of City Planning for the period ending February 15.

President Lau reported that Moira So and Jon Pon of the Department of City Planning had accompanied him to a meeting in Chinatown on the previous day where the Chinatown Neighborhood Improvement Plan was discussed. He advised the Commission that there is a great deal of interest in Chinatown concerning the work of the Department.

2. Consent Calendar

- a. R77.11 - Acquisition of Property east of Quint Street and Oakdale Avenue and west of Southern Pacific Right-of-Way, portion of Assessor's Block 5313, for a Park.
IN CONFORMITY with MASTER PLAN Vote: 7-0
- b. R77.12 - Vacation of Newcomb Avenue between Quint Street and Southern Pacific Right-of-Way for a Park.
IN CONFORMITY with MASTER PLAN Vote: 7-0

- c. R77.13 - Jurisdictional Transfer of Property east of Quint Street and Newcomb Avenue and west of Southern Pacific Right-of-Way, portion of Assessor's Block 5304, from the Water Department to the Department of Public Works, for a Park.
IN CONFORMITY with MASTER PLAN Vote: 7-0
- d. R77.14 - Acquisition of Property bounded by Evans and Davidson Avenues and Quint and Rankin Streets, Assessor's Block 5227, to provide Railroad Drill Track Right-of-Way.
IN CONFORMITY with MASTER PLAN Vote: 7-0
- e. R77.15 - Revocable Permit for Railroad Drill Track Right-of-Way on Rankin Street between Galvez and Evans Avenues, on a portion of Evans Avenue east of Rankin Street, on Assessor's Block 5227, on a portion of Davidson Avenue west of Quint Street, and on a portion of Quint Street between Davidson and Custer Avenues.
IN CONFORMITY with MASTER PLAN Vote: 7-0

2:30 P.M.

- 3. Informational Presentation of Chinatown Neighborhood Improvement Plan. Moira So, City Planning Coordinator, and Jon Pon, Staff Assistant III, presented and summarized the Plan and responded to questions raised by members of the Commission.

3:00 P.M.

- 4. Bob Brown, Executive Director of the North Central Regional Coast Commission, described the requirements of the California Coastal Act of 1976 as they pertain to San Francisco. He indicated that he will be meeting with the staff of the Department of City Planning in the next few weeks to discuss the correlation between local laws and the goals of his Commission.
- 5. Discussion of Action Program of Transportation Strategy and Programs Report. Jonathan Twichell, Transit Planner III, presented and summarized a Financial Action Plan for implementation of the Transportation Strategy and Programs Report. Following the presentation, he responded to questions raised by members of the Commission. Both the Financial Action Plan and the Strategy and Programs Report will be considered by the Commission On April 21.
- 6. Status Report on Transit Preferential Streets Program. Jonathan Twichell, Transit Planner III, reported on transit preferential treatment which has been implemented on Mission and Polk Streets and the types of treatment which are presently being considered for Van Ness Avenue, Stockton Street, and the Sutter/Post and Geary/O'Farrell Pairs.
- 7. Status Report on Resident Preferential Parking Program. Dave Fulton, Planner II, reported on the status of this program and responded to questions raised by members of the Commission.

Adjourned: 5:10 P.M.

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-SAN FRANCISCO
= CITY PLANNING COMMISSION
= SUMMARY OF THE REGULAR MEETING
THURSDAY
= MARCH 24, 1977
100 LARKIN STREET
12:00 NOON

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

12:00 NOON - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 noon to take a field trip to properties to be considered during April.

2:15 P.M. - 100 LARKIN STREET

2. Approval of Minutes

Minutes of the meeting of March 10, 1977.
APPROVED as SUBMITTED Vote: 5-0

3. Current Matters

R. Spencer Steele, Acting Director, reported that the Board of Supervisors, meeting on Monday, had voted to overrule the Commission's disapproval of a conditional use application for extension of the Tow Car Association's automobile storage lot in the South Bayshore area.

Mr. Steele reminded the Commission of the following meetings scheduled for next Thursday, March 31:

1. 11:00 A.M. - Implementation Committee (Commissioners Starbuck, Bierman, Dearman)
2. 12:00 Noon - Budget and Personnel Committee (Commissioners Rosenblatt, Dearman, Lau)
3. 1:00 P.M. - Full Commission - Continuation of March 24 Field Trip to properties to be considered during April.
4. 7:30 P.M. - Special Meeting - Full Commission

Mr. Steele reported that zoning and environmental review cases will be scheduled for consideration by the Commission on April 7 and on April 14.

Mr. Steele reminded the Commission that the Director will hold a public meeting on Saturday, April 2, from 1:00 p.m. until 4:00 p.m. on the proposal to designate the Tenderloin District as a Rehabilitation Assistance Program (RAP) area. The meeting will be held in the Continental Ballroom of the Hilton Hotel.

Mr. Steele noted that the Commission had received a letter from the Clerk of the Board of Supervisors asking for any comments which the Commission might wish to proffer concerning a proposed Charter amendment which would provide that all boards and commissions should be reviewed by the Board of Supervisors every four years for a determination as to whether they should continue to exist.

Mr. Steele reported that Paul Opperman, Director of Planning in San Francisco from 1949 to 1958, had died during the past week.

Mr. Steele noted that the Commission had received a mailgram from the Executive Committee of the Mission Planning Council objecting to his approval of a building permit application for conversion of the ground floor of the former Sears store at 3120 Mission Street to offices of the Employment Development Department of the State of California. He explained that he had been advised by the City Attorney's office that space rented by the State for governmental purposes is immune from local zoning regulations. In addition, the proposed use would also be immune from environmental evaluation requirements. President Lau indicated that he would prepare a reply to the Executive Committee.

George A. Williams, Assistant Director-Plans and Programs, reported that he had received a communication from the Federal Department of Housing and Urban Development (HUD), approving a pre-application for 701 funds for the next fiscal year. However, funding will be reduced from the current level of \$75,000 to \$60,000 and thus will result in the loss of one temporary position.

4. Consideration of Draft Resolution urging the U. S. Department of Housing and Urban Development to continue funding large cities under the 701 Comprehensive Planning and Management Program.

ADOPTED Resolution No. 7685 Vote: 6-0

2:30 P.M.

5. DR77.11 - Rome Street, east line, 237 feet north of Cayuga Avenue. Discretionary Review in lieu of conditional use authorization for one three-unit building on a lot of 12,330 square feet; in an R-1 and proposed RH-1 District.
(Continued from meeting of March 3, 1977.)
CONTINUED until meeting of April 14, 1977 Vote: 6-0.

2:45 P.M.

6. R77.2 - Sale of Property at southeast corner of Montgomery and Washington Streets, Lot 25 in Assessor's Block 208.
IN CONFORMITY with MASTER PLAN. Vote: 6-0

7. RS77.2 - Public Hearing on Tentative Map for 13 condominium units at 40 Macondray Lane, Lot 22 in Assessor's Block 120.
CONSISTENT with MASTER PLAN Subject to Conditions Resolution
No. 7686 Vote: 6-0

3:00 P.M.

8. Presentation by Eureka Valley Promotion Association of Proposed Plan for Eureka Valley Trails Network.
Following the presentation, the Commission voted 5-0 to adopt Resolution No. 7687 commending the Eureka Valley neighborhood and endorsing the plan as a concept and as a framework to pursue specific projects in the future for the enhancement of the neighborhood.

Adjourned: 4:45 P.M.

EX-100 BUREAU

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 31, 1977
100 LARKIN STREET
1:00 P. M.

PRESENT: Commissioners Bierman, Dearman, Lau, Rosenblatt, Starbuck.

1. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:00 p.m. to continue a field trip started on March 24 to properties to be considered by the Commission during April.

Adjourned: 2:45 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 31, 1977
ROOM 282, CITY HALL
7:30 P.M.

ROLL CALL: Commissioners Bierman, Boas, Carey, Dearman, Lau,
Rosenblatt, Starbuck.

1. EE76.90 - Consideration of Draft Environmental Impact Report for Proposed Parking Structure for 475 automobiles in the block bounded by The Embarcadero and Mission, Steuart and Howard Streets.
(Under Advisement from meeting of February 24, 1977.)
CONTINUED Under Advisement until meeting of April 14, 1977. Vote: 6-0.
2. R77.10 - Proposed Acquisition of Property by the San Francisco Parking Authority for construction of Embarcadero/Mission Parking Garage. (Postponed from meeting of February 24, 1977.)
POSTPONED until Meeting of April 14, 1977. Vote: 6-0.
3. Public Hearing on Proposed Amendments to the Residential Zoning Controls Initiated by the Commission on May 20, 1976.
The following aspects of those controls were considered for modification
 - A. Building Height and Bulk.
The Proposal is to modify the height limitations in RH-1(D), RH-1, RH-1(S) and RH-2 Districts.
 - B. Standard Building Area Requirements
The Proposal is to modify the building area requirements in RH-1(D), RH-1, and RH-1(S) Districts.
APPROVED Resolution No. 7688 Vote: 7-0.

Adjourned: 9:30 p.m.

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DOCUMENTS

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 7, 1977
100 LARKIN STREET
11:00 A.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Lau, Rosenblatt, Starbuck, Wentz.

1. Executive Session

The Commission met in Executive Session at 11:00 a.m. to discuss personnel matters.

2:00 P.M. - Room 202, City Hall

2 Approval of Minutes

Minutes of the meeting of March 17, 1977.
APPROVED as SUBMITTED Vote:: 7-0.

3. Current Matters

Robert Passmore, Planner V (Zoning), indicated that the Commission had received a request to conduct a discretionary review of a building permit application for for the construction of horse stalls in Golden Gate Park. However, the staff had been advised by the City Attorney's office that the Commission lacks jurisdiction in the matter because of Charter language which gives the Recreation and Park Commission "complete and exclusive" control over park lands.

Rai Y. Okamoto, Department of City Planning, reminded the Commission of a field trip scheduled with the San Francisco Council of District Merchants Associations on April 21 at 12:00 noon.

The Director reported on modifications made by the Mayor in the Department of City Planning's proposed budget for the next fiscal year and indicated that the budget will be reviewed by the Finance Committee of the Board of Supervisors on Friday, April 15, at 2:00 p.m.

The Director advised the Commission that he will attend a meeting at 1:00 p.m. next Tuesday where the proposal to designate the Civic Center as a historic district will be discussed.

The Director informed the Commission that he is preparing comments on the proposal before the Board of Directors to create a Department of Transportation and to remove from the Department of City Planning its responsibility for transportation planning

The Director reported that he had met with representatives of the Redevelopment Agency to discuss the redevelopment survey area in the Northeastern Waterfront from Pier 7 to China Basin.

The Director noted that members of the Commission had received copies of a letter sent to the Redevelopment Agency by the Chinatown Coalition for Better Housing objecting to the Agency's unwillingness to pursue a housing project on property at Stockton and Washington Streets. Following a discussion in which William Mason of the Redevelopment Agency participated, the Commission determined that the site might qualify as a redevelopment project area under State law if it is included in a larger area.

The Director noted that he had conducted a meeting last Saturday in the Tenderloin District to discuss designation of that neighborhood as a Rehabilitation Assistance Program (RAP) Area. The principal concern expressed was that such a program might result in rental increases which would make it difficult for present residents to remain in the area.

The Director indicated that he had attended a meeting in Sacramento to discuss an Urban Development Strategy Report which is being prepared by the Governor's Office of Planning Research.

After discussion, the Commission indicated that it would have no objections if the Director were to act administratively on supplemental Capital Improvement Projects and had been submitted by various departments.

After discussion, the Commission voted unanimously to adopt Resolution No. 7689 to authorize President Lau and the Director to designate the individuals who will represent the Commission and the Department of City Planning at the annual conference of the American Society of Planning Officials which will be held in San Diego on April 23-28.

4. Consideration of a resolution rescinding Resolution No. 7500 directing the staff to bring to the Commission's attention any building permit application which extends beyond the front 55 percent of lot area through the use of Building Length Averaging, established by the controls initiated on May 20, 1976; and directing the staff to bring to the Commission's attention only those building permit applications that might result in a building that would be detrimental to surrounding properties.

ADOPTED Resolution No. 7690 Vote: 7-0.

APRIL 7, 1977

5. EE76.420 - Public Hearing on Draft Environmental Impact for the Francisco Performing Arts Center Garage, Grove Street between Gough and Franklin Streets.
Under Advisement until meeting of April 28, 1977
Vote: 7-0.
6. R77.8 - Acquisition of Property by San Francisco Parking Authority for Performing Arts Center Parking Garage, Grove Street between Gough and Franklin Streets.
POSTPONED until meeting of April 28, 1977
Vote: 7-0

2:30 P.M.

7. CU77.3 - 3120 Mission Street, west line, south of Army Street. Request for authorization to allow use of the second and third floors of the unoccupied Sears store for storage of household goods; in a C-2 District. (EE76.466)
(Under Advisement from meeting of February 3, 1977.,

Application CU77.3 WITHDRAWN Resolution No. 7691
Vote: 7-0.

The Commission also received comments from members of the audience concerning alternate uses of the property and responded to those comments.

8. CU77.9 - 1153 Bush Street, South Line, 117.5 feet east of Hyde Street. Request for authorization for a private recreation club with facilities for massage, heat and water therapy in the existing four-level building; in an R-5-C and proposed R-C-4 District. (EE77.50).
CONTINUED until meeting of April 14, 1977
Vote: 5-0.
9. CU77.10 - 1363 - Fifth Avenue, west side, 200 feet north of Judah Street. Request for authorization to expand an existing residential care facility for the elderly from 6 to 10 patients; in an R-2 and proposed RH-2 District. (EE77.48).
APPROVED with CONDITIONS Resolution 7695
Vote: 5-0
10. CU77.12 - 300 Jefferson Street, northwest corner of Jones Street. Request for authorization to remodel the Sports Fishing Center to allow expanded dining facilities on the upper floor and a new building facade; in a C-2 District and in Northern Waterfront Use District No. 1. (EE77.50)
APPROVED with CONDITIONS Resolution No. 77.56
Vote: 5-0.

3:00 P.M.

11. DR77.15 - 1631 Shafter Avenue, south side, 57.582 feet Southeast of Third Street. Discretionary Review in lieu of conditional use request for authorization to convert a one-family house into a church to accomodate 80 persons; in an R-2 and Proposed RH-2 District.
APPROVED with CONDITIONS Resolution 7697
Vote: 4-0.
12. DR77.18 - 2418 Pacific Avenue
Discretionary Review in lieu of conditional use request for authorization to convert the existing one-family house to a 3-unit house on a lot having an area of 10,186 square feet; in an R-1 and proposed RH-1 District.
CONTINUED until meeting of April 14, 1977, at 1:30 p.m. Vote: 4-0
13. DR77.12 - 145 Carmel Street.
Discretionary Review in lieu of conditional use request for authorization for one three-family house 33-feet in height on a lot of 4,550 square feet; in an R-2 and proposed RH-2 District.
(Continued from meeting of March 3, 1977.)
CONTINUED until meeting of June 2, 1977
Vote: 4-0
14. DR77.13 - 1026 Vallejo Street, north line, 114.2 feet west of Taylor Street and 961 Green Street, south line, 200 feet west of Taylor Street.
Discretionary Review in lieu of conditional use authorization for two seven-unit buildings, the one fronting on Vallejo Street to be 40 feet in height on a lot of 11,674 square feet; in an R-4 and proposed RH-2 District.
(Postponed from meeting of March 3, 1977.)
POSTPONED until May 12, 1977 Vote: 4-0.
- 3:30 P.M.
15. CU77.13 - Sunnysdale Avenue, south line, approximately 185 feet east of Melra Court.
RS76.18 Request for authorization for a subdivision of twelve lots each with a width of approximately 26 feet and fronting on a new street to be known as Tomaso Court; in an R-1 and proposed RH-1 District. The Commission also considered a Master Plan referral on this matter.

CU77.13 APPROVED with CONDITIONS Resolution No. 7692
Vote: 5-0.

RS76.18 IN CONFORMITY with master plan Resolution No. 7693
Vote: 5-0

16. ZM77.5 ~ Buchanan Street, east line, 87.5 feet north of
 Sutter Street.
 R-3 and R-4 to a C-2 District.
 APPROVED Resolution No. 7694 Vote: 5-0

17. Consideration of Request for Discretionary Review of Building
 Permit Application Nos. 458111, 458114, 458115 and 458117 for
 four single-family dwellings on the west side of Elsie Street
 south of Esmeralda Avenue.
 POSTPONED INDEFINITELY Vote: 7-0

Adjourned: 6.10 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 14, 1977
ROOM 322, CITY HALL
1-15 PM

PRESENT: Commissioners Bierman, Boas/Elliott, Dearman, Lau,
Rosenblatt, Starbuck, Wenz.

Approval of Minutes

Minutes of the meeting of March 24, 1977.

APPROVED as SUBMITTED

DOCUMENTS

1. Current Matters

Rai Y. Okamoto, Director of Planning Commission, reminded the Commission of a field trip scheduled for next Thursday, April 21, at 12:00 noon with the San Francisco Council of District Merchants Associations.

The Director reported that the Finance Committee of the Board of Supervisors meeting on Friday, April 15, at 2:00 p.m. will consider the Department of City Planning's proposed budget for the next fiscal year.

The Director informed the Commission that the Board of Permit Appeals, at its meeting next Wednesday evening, will consider an appeal of the issuance of a building permit for the State Employment Development Departments' occupancy of the ground floor of the former Sears store on Mission Street.

The Director announced that he will hold a second public meeting on the proposal to designate the Tenderloin district as a Rehabilitation Assistance Program (RAP) area on Saturday, April 23. The meeting, to be held in the Plaza Room of the Hilton, will be held from 1:00 p.m. to 4:00 p.m.

The Director advised the Commission that the Board of Supervisors meeting on Monday, had returned the proposed design plan for Upper Market Street to Committee for further review. The Department of City Planning was asked to determine if further environmental review will be required.

The Director reported that he had met with members of the City Planning Committee of the Grand Jury.

The Director stated that he had attended a meeting held in Supervisor Pelosi's office where the officials present had agreed to investigate the feasibility of designating the Civic Center as an historic district under the provisions of Article 10 of the City Planning Code.

The Director stated that he is preparing a memorandum and a draft resolution for consideration by the Commission concerning Phase IV of the Embarcadero Center Project.

The Director indicated that the regular meeting of the Planning, Housing and Development Committee of the Board of Supervisors, scheduled for next Tuesday, has been cancelled.

At the request of Commissioner Bierman, the Commission voted unanimously to adopt Resolution No. 7698 urging the Secretary of the Federal Department of Health Education and Welfare to sign the January 1977, draft of the proposed 504 Regulations which would implement the Rehabilitation Act of 1973.

Commissioner Starbuck requested the staff of the Department of City Planning to contact the Property Manager of the Port Commission regarding a provision in the lease for property at 300 Jefferson Street which conflicts with a condition established by the Commission in Resolution No. 7696 which was adopted on April 7, 1977.

Acting on the recommendation of Commissioner Starbuck, the Commission voted unanimously to request the staff of the Department of City Planning to prepare a draft resolution for consideration by the Commission requesting the Redevelopment Agency to continue to explore ways of providing Housing in Chinatown on a small site basis with reference to the proposals offered in the draft of the Chinatown Neighborhood Improvement Plan which has been prepared by the Department of City Planning.

2. EE76.90 - Consideration of Draft Environmental Impact Report for Proposed Parking Structure for 475 automobiles in the Block Bounded by the Embarcadero and Mission, Steuart, and Howard Streets.
(Under Advisement from meeting of March 31, 1977.)
CONTINUED Under Advisement until meeting of May 12 1977 Vote: 6-0
3. R77.10 - Proposed Acquisition of Property by the San Francisco Parking for Construction of the Embarcadero/Mission Parking Garage.
(Postponed from meeting of March 31, 1977.)
POSTPONED until meeting of May 12, 1977 Vote: 6-0

1:30 P.M.

4. DR77.18 - 2418 Pacific Avenue; north line, 178.58 feet west of Fillmore Street.
Discretionary Review in lieu of conditional use authorization to convert the existing one-family house to a three-unit house on a lot having an area of 10,136 square feet; in an R-1 and proposed RH-1 District.
(Continued from meeting of April 7, 1977.)
DISAPPROVED Resolution No. 7699 Vote: 4-3

2:30 P.M.

5. CU77.9 - 1153 Bush Street, south line, 117.5 feet east of Hyde Street. Request for authorization for a private recreation club with facilities for massage, heat and water therapy in the existing four-level building; in an R-5-C and proposed R-C-4 District.
(EE77.50)
(Continued from meeting of April 7, 1977.)
DISAPPROVED Resolution No. 7700 Vote: 5-1

6. CU77.11 - Francisco Bay Office Park, property bounded by Bay, Chestnut, Montgomery, Francisco and Kearny Streets and the Embarcadero,
Request for modification of Resolution No. 7115 to allow exterior building materials of wood siding and shingles on a proposed restaurant and certain changes in proposed business and directional signs as part of the previously authorized office and parking garage complex. (EE73.148)
APPROVED with CONDITIONS Resolution No. 7701
Vote: 6-0

7. ZM77.6 - 1052 - 1062 Oak Street, north line, 125 feet east of Divisadero Street; and 444 Divisadero Street, east line, 90 feet north of Oak Street.
R-4 and proposed RH-3 to a C-2 District. (EE77.49)
DISAPPROVED Resolution No. 7702 Vote: 6-0

8. DR77.16 - 3170 - 3198 Sacramento Street, northeast corner of Lyon Street.
Discretionary Review in lieu of conditional use authorization for ten one-family and two two-family townhouses, to a height of 30 feet on a lot of 11,366 square feet in an R-4 and proposed RH-2 District. (EE77.20)
APPROVED with CONDITIONS Resolution No. 7703
Vote: 5-0

9. DR77.11 - Rome Street, east line, 237 feet north of Cayuga Street. Discretionary Review in lieu of conditional use authorization for one three-unit building on a lot of 12,330 square feet; in an R-1 and proposed RH-1 District (EE77.114)
(Continued from meeting of March 24, 1977.)
APPROVED with CONDITION Resolution No. 7704
Vote: 5-0

3:30 P.M.

10. ZM77.4 - Both sides of 24th Street between Diamond and Chattanooga Streets; and both sides of Castro Street between 24th and Jersey Streets.
C-2 to an R-3-C District. (EE77.29)
TAKEN UNDER ADVISEMENT INDEFINITELY Vote: 5-0

4:30 P.M.

11. Consideration of Modifications to Zoning Map Initiated by the City Planning Commission on May 20, 1976, by Resolution No. 7499:

Map Changes

- a. 1289-19th Avenue; Assessor's Block 1731, Lot 18: From RH-2 to C-2.
- b. 2201 through 2465 Van Ness Avenue, 1525-31 and 1555 Union Street, and 1250 Green Street; Assessor's Block 546, Lots 1, 1A, 1B, 2, 3, 4, and 5; Assessor's Block 551, Lots 1, 1A, 1B, 2, 3, 4, 4A, and 5; and Assessor's Block 570, Lots 1, 2, 3, 4, 5, 29, and part of 7: from R-C-1 to C-2.
- c. 1100-1106 and 1101-1103 Stanyan Street; Assessor's Block 1276, Lot 21, and Assessor's Block 2630, Lot 1: From RH-3 to C-1.
- d. Alvarado Street, north side 105 feet east of Diamond Street; Assessor's Block 2771, Lots 49, 50, and 57: From RH-1 to RH-2
- e. San Jose Avenue; Assessor's Block 3645, Lots 1, 2, 3, 4, 5, and 6: 112 through 198: From RH-2 to RH-3.
- f. 120 Burrows Street; Assessor's Block 5981, Lot 13: From RH-2 to C-2.
APPROVED Resolution No. 7705 Vote: 5-0

Adjourned: 8:45 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 21, 1977
100 LARKIN STREET
12:00 NOON

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau,
Rosenblatt, Starbuck.

12:00 NOON - Field Trip

1. Members of the Commission and staff took a field trip with representatives of the San Francisco Council of District Merchants Associations on selected neighborhood shopping districts.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the Regular Meeting of March 31, 1977.
APPROVED as submitted.

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Clerk of the Board of Supervisors had invited the Commission to comment on a proposed Charter amendment which would provide that not more than one person from any one supervisorial district could be appointed to certain Boards and Commissions, including the City Planning Commission.

The Director reported that the Board of Permit Appeals, meeting on the previous evening, had voted to sustain the issuance of a building permit for occupancy of the former Sears store at 3120 Mission Street by the State Employment Development Department.

Robert Passmore, Planner V (Zoning), noted that the Commission had received a request from the President of the Stanyan-Fulton Street Neighborhood Association requesting that an application for reclassification of an area generally bounded by Geary Street, Masonic Avenue, Arguello Street and the Panhandle be treated as an application for reclassification of a major sub-area of the City and that the application be extended for one year. Mr. Passmore indicated that the staff would prepare a recommendation for consideration by the Commission at its meeting next Thursday.

The Director reported that the Commission is scheduled to take a zoning field trip at 12:30 p.m. next Thursday, April 28.

The Director reminded the Commission that a second meeting on the proposal to designate the Tenderloin District as a Rehabilitation Assistance Program (RAP) Area will be held this Saturday, April 23, from 1:00 p.m. until 4:00 p.m. in the Plaza Room of the Hilton Hotel.

The Director announced that two meetings are scheduled on Saturday, April 30, to discuss neighborhood plans. The first meeting, for discussion of the Potrero Hill Plan, will be held at 10:00 a.m. at the Potrero Junior High School at 19th and De Haro. The second meeting, for discussion of the Chinatown Neighborhood Plan will be held at 1:00 p.m. at the Chinese Methodist Church, 920 Washington Street.

The Director advised the Commission that the Mayor's Office is preparing a preliminary application for funds for a neighborhood preservation program in the Ingleside District.

The Director reported that the Board of Supervisors had requested the Airports Commission to defer action on a proposed bond issue for modernization of the Airport so that citizens and other public agencies would have an opportunity to comment on the proposal; and he indicated that he would prepare a memorandum and a draft resolution on the matter for consideration by the Commission at its meeting next Thursday.

The Director introduced Xandra Malandra who has recently joined the staff as a Planner II.

Commissioner Starbuck stated that he would prepare a draft resolution for consideration by the Commission next week which would urge the Redevelopment Agency to delay plans for demolition of the apartment buildings on the site of the proposed Performing Arts Center Garage. He also noted that Supervisor Tamaras had requested that hearings be held to consider the desirability of requiring that all new high rise buildings in San Francisco have emergency helicopter landing pads. The matter has been referred to the Planning, Housing and Development Committee of the Board of Supervisors; and he felt that the Commission should be prepared to comment on the proposal when it is heard.

Commissioner Rosenblatt announced that the Department of City Planning will be cooperating with the San Francisco Art Institute and the San Francisco Museum of Modern Art in a unique project in which artists, architects, scientists and ecologists will work together to evolve new tools and methodologies for the solution of problems specific to the Northern Waterfront. The project, to be funded in part by a grant from the National Endowment for the Arts, will begin April 25, and continue through September.

Commissioner Rosenblatt encouraged the staff to take an aggressive approach towards preparation of policies for energy conservation.

4. Consideration of a draft resolution responding to the 16th Street: A Neighborhood Study" prepared by the Mission Planning Council.

ADOPTED Resolution No. 7706 Vote: 6-0

5. Consideration of a draft resolution requesting the Mayor to apply on behalf of the Department of City Planning to the U. S. Department of Housing and Urban Development for 701 Comprehensive Planning and Management Funds in the sum of \$60,000.

ADOPTED Resolution No. 7707 Vote: 6-0

6. Consideration of a draft resolution endorsing the Report on Ocean Avenue prepared by the San Francisco Development Fund and the Department of City Planning.

ADOPTED Resolution No. 7708 Vote: 6-0

7. Consideration of a draft resolution endorsing the Transportation Strategy and Programs report.

ADOPTED Resolution No. 7709 Vote: 5-0

8. Consideration of a draft resolution regarding a proposed Charter amendment to create a Department of Transportation and to remove transportation planning functions from the Department of City Planning.

The Commission voted 5-0 to adopt Resolution No. 7710 Calling for changes in certain aspects of the proposal pending further review.

9. Presentation of the findings of the Department of City Planning's Survey of architecturally significant buildings in San Francisco.

POSTPONED until meeting of May 19, 1977 Vote: 7-0

Adjourned: 5:15 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 28, 1977
100 LARKIN STREET
12:30 P.M.

DOCUMENTS

MAY 1 1977

SAN FRANCISCO
ART

PRESENT: Commissioners Bierman, Dearman, Elliott, Lau, Rosenblatt, Starbuck, Wentz/Carey.

12:30 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:30 p.m. to take a field trip to properties scheduled for consideration during May.

2:15 P.M. - Room 282, City Hall

2: Approval of Minutes

Minutes of the Regular Meeting of March 3, 1977, APPROVED with corrections and the minutes of the Special Meeting of March 31, 1977, APPROVED as submitted. Vote: 7-0

3. Current Matters

Rai Y. Okamoto, Director of Planning, informed the Commission that he had signed an agreement with the Foundation for San Francisco's Architectural Heritage to create a \$200,000 Preservation Loan Program to assist in the preservation of some of San Francisco's architecturally significant buildings.

The Director commented on the annual convention of the American Society of Planning Officials which was held in San Diego earlier in the week.

The Director reported that the official hearing on the proposal to designate the Tenderloin District as a Rehabilitation Assistance Program (RAP) Area had been held last Saturday and indicated that he will be formulating a recommendation on the proposal for transmittal to the Chief Administrative Officer.

The Director advised the Commission that the public Utilities Commission had voted to reconfirm its approval of a project which will extend the Powell Street Cable Car line to Fisherman's Wharf.

Robert Passmore, Planner V (Zoning), reported that the Board of Permit Appeals, meeting on the previous evening, had acted to sustain the Commission's disapproval of the proposal to convert the single family residence at 2418 Pacific Avenue into three units.

Commissioner Elliott suggested that the staff of the Department of City Planning should consider alternate uses for certain properties in the Civic Center area which are presently developed with buildings which do not enhance the area.

4. Consideration of Draft Resolution urging careful evaluation and assessment of the next phase of the San Francisco International Airport expansion program.
ADOPTED Resolution No. 7711 Vote: 7-0.
 5. Consideration of Draft Resolution urging the San Francisco Redevelopment Agency to delay plans for demolition of three vacant apartment buildings on site of proposed Performing Arts Center Garage.
ADOPTED Resolution No. 7716 Vote: 4-1.
 6. ZM76.10 - Consideration of a request that an application for reclassification of an area generally bounded by Geary Street, Masonic Avenue, Arguello Street and the Panhandle be treated as an application for reclassification of a major sub-area of the city and that the application be extended for one year.
APPROVED Resolution No. 7714 Vote: 7-0.
- 2:30 P. M.
7. LM77.3 - Consideration of a Proposal to designate the Francis Scott Key Memorial as a Landmark.
APPROVED Resolution No. 7712 Vote: 7-0.
 8. EE75.414 - Public Hearing on Draft Environmental Impact Report for proposed Bank of America Parking Structure of five stories on the Southeast corner of 12th and Kissling Streets.
Taken UNDER ADVISEMENT until meeting of May 26, 1977 Vote: 7-0
 9. EE77.33 - Public Hearing on a Appeal of a Negative Declaration (Environmental Review) issued by the staff of the Department of City Planning for the proposed construction of four residential buildings at 363-365 3rd Avenue.
Environmental Impact Report NOT REQUIRED
Resolution No. 7713. Vote: 7-0.

APRIL 28, 1977

10. DR77.26 - Consideration of a Request for Discretionary Review of Building Permit Application Nos. 7701308, 7700998, 7700997 and 7700712 for four residential buildings at 363-365 3rd Avenue.
Request GRANTED IN PART for Discretionary Review of Building Permit Application No. 7701308 only
Vote: 6-1
- 3:00 P.M.
11. EE75.423 - Consideration of Draft Environmental Impact Report for proposed additions to the Ralph K. Davies Medical Center (Franklin Hospital) in the block bounded by Castro, Noe, and Fourteenth Streets and Duboce Avenue.
(Under Advisement from meeting of February 24, 1977)
CONTINUED Under Advisement until meeting of June 2, 1977 Vote: 7-0.
- 3:30 P. M.
12. RS77.7 - Public Hearing on Tentative Map for a 40 unit Condominium subdivision at 850 Powell Street.
IN CONFORMITY with MASTER PLAN subject to Conditions Resolution No. 7715 Vote: 6-0.
13. EE76.420 - Consideration of Draft Environmental Impact Report for the Performing Arts Center Garage, Grove Street between Gough and Franklin Streets.
(Under Advisement from meeting of April 7, 1977.)
Continued Under Advisement until meeting of June 9, 1977 Vote: 5-0.
- 13a. R77.8 - Development of San Francisco Performing Arts Center Parking Garage, North side of Grove Street between Gough and Franklin Streets.
(POSTPONED from Meeting of April 7, 1977.)
POSTPONED until Meeting of June 9, 1977.
Vote: 5-0.
14. DR77.25 - Consideration of Staff Recommendation for Discretionary Review of Building Permit Application No. 463963 for an Apartment Building at 120 Joice Street, east line, 75 feet North of California Street.
CONTINUED until Meeting of May 12, 1977.
Vote: 4-0.

15. DR77.27 - Consideration of Request for Discretionary Review of Building Permit Application Nos. 7701767 - 7701772 for construction of six three-unit buildings and Building Permit Application No. 7702071 for the construction of a building with six dwelling units and commercial space at 2928 - 2954 Diamond Street
(EE77.54 and EE77.70)
REQUEST WITHDRAWN.

Adjourned: 7:55 p.m.

DOCUMENTS

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 5, 1977
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

1. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission that the Public Utilities Commission, meeting next Tuesday, will review and comment upon the proposed Charter amendment which would establish a Transportation Commission. He also indicated that the Transportation Policy Group is drafting legislation which would give official status to that group as a coordinating agency as an alternative to establishing a new Transportation Commission.

Jon Pon, Staff Assistant III, reported on a meeting held last Saturday for discussion of a proposed Potrero Hill Neighborhood Plan. He anticipates that a draft of the plan for Commission and citizen review and comment will be available in two or three weeks.

Moira So, City Planning Coordinator, reported on a meeting held last Saturday afternoon to discuss the Chinatown Neighborhood Improvement Plan. A follow-up meeting will be held on Tuesday, May 17, at 5:00 p.m.

Robert Passmore, Planner V (Zoning), reported that the building permit applications for properties at 2928-2954 Diamond Street, which had been discussed by the Commission on April 28, had been modified to the satisfaction of residents of the neighborhood. As a result, they will be approved by the Department of City Planning.

Mr. Passmore advised the Commission that the Board of Permit Appeals had overruled the staff of the Department of City Planning and had issued a permit for a three-unit building at 240 Ripley Street. The City Attorney's office had advised the staff not to request a rehearing of this matter since the only result of such action would be to delay the development; but the staff does intend to write to the Board of Permit Appeals taking issue with one of their findings in the case.

The Director reported that community representatives are firm in their desire to have the West Bay Health Systems Agency comment on the issue of need for the new facilities proposed by the Ralph K. Davies Medical Center before the Environmental Impact Report for the facilities is certified as complete by the Commission; however, that agency will not be able to begin its review until July. The Commission will have to decide whether to delay certification of the Environmental Impact Report when the matter is next considered on June 2.

May 5, 1977

The Director distributed copies of a memorandum which outlined recent administrative and personnel changes which have occurred in the Department of City Planning.

The Director distributed copies of the complete "Comprehensive Housing Rehabilitation Strategy" report which had been prepared by Booz, Allen, & Hamilton, Inc., consultants to the Department of City Planning. He also distributed copies of a summary of the report which contains staff comments and recommendations. A public hearing will be held on these materials on May 19. Subsequently, the Commission will establish an ad hoc committee to work with the staff and members of the community to prepare final recommendations for transmittal to the Mayor's Office of Community Development.

The Director stated that he had scheduled staff meetings to review the data which has been collected relative to the proposal to designate the Hayes Valley as a Rehabilitation Assistance Program (RAP) area and to prepare a recommendation on RAP designation for the Tenderloin District.

The Director distributed and summarized a memorandum concerning the proposed Four Embarcadero Center Development and indicated that he will prepare a draft resolution on this matter for consideration by the Commission at its Regular Meeting next week.

The Director announced that a meeting will be held on Saturday, May 21, to discuss the possibility of initiating a RAP program for Bayview North.

President Lau, noting that a newspaper article had appeared earlier in the week which was somewhat critical of the Department of City Planning, assured the Director and his staff that members of the Commission were pleased with their performance and that they appreciate the hard work which is being done under difficult staffing circumstances.

2:30 P.M.

2. CU76.30 - 2301 - 19th Avenue, southwest corner of Santiago Street.
Request for modification of City Planning Commission Resolution No. 6780 to allow indefinite continuation of a non-conforming automobile service station after May 2, 1980; in an R-3 and Proposed RH-2 District. (EE76.291)
(Continued from Meeting of March 3, 1977.)
Taken Under Advisement. Indefinitely Vote: 7-0
3. CU77.16 - 1065 Sutter Street, south line, 137 feet east of Larkin Street.
Request for authorization to operate an emergency shelter for families and single women in a building formerly used as a hospital; in an R-5-C and Proposed R-C-4 District. (EE77.62)
APPROVED with CONDITIONS Resolution No. 7717 Vote: 7-0

4. CU77.18 - 350 Guttenberg Street, west line, 158 feet north of Bellevue Street.
RS77.16 Request for authorization to subdivide four existing lots into eight lots having lesser width and area than that required for new subdivisions; in an R-1 and Proposed RH-1 District. (EE77.86)
Taken Under Advisement until the Meeting of May 12, 1977
Vote: 6-0
5. CU77.19 - 400 Jefferson Street, northwest corner of Leavenworth Street.
Request for authorization to remodel and renovate an existing building for non-maritime use; in a C-2 District and in Northern Waterfront Special Use District No. 1. (EE77.75)
APPROVED with CONDITIONS Resolution No. 7718 Vote: 7-0
6. CU77.20 - 533 - 29th Avenue, west line, 175 feet south of Geary Boulevard.
Request for authorization to expand an existing residential care facility for the elderly from six to nine patients; in an R-3 and Proposed RH-2 District. (EE77.78)
APPROVED with CONDITIONS Resolution No. 7719 Vote: 7-0

3:00 P.M.

7. CU77.22 - 1502-8 Florida Street, southwest corner of Army Street.
Request for authorization to operate a residential care facility for 15 elderly patients in an existing four-unit apartment building; in an R-3 and Proposed RH-2 District. (EE77.79)
APPROVED with CONDITIONS Resolution No. 7720 Vote: 7-0
8. DR77.24 - 763 - 25th Avenue, west line, 175 feet north of Cabrillo Street.
Discretionary Review in Lieu of Conditional Use Request for authorization to convert a house to administrative offices for a parochial school; in an R-3 and Proposed RH-2 District.
APPROVED with CONDITIONS Resolution No. 7721 Vote: 6-1

3:30 P.M.

9. DR77.31 - 1071 Girard Street, east line, 80 feet north of Ward Street.
Consideration of a request for discretionary review of Building Permit Application No. 7703252 for construction of a two-story, four-unit residential building in an R-3 and Proposed RM-1 District.
Request GRANTED Discretionary Review to be held on May 26, 1977
Vote: 6-0
10. Consideration of resolution calling for building moratorium on future development fronting on 100 and 200 block of Elsie Street.
POSTPONED Indefinitely Vote: 6-0
11. DR77.26 - 371-375 3rd Avenue, west line, north of Geary Boulevard.
Discretionary Review of Building Permit Application No. 7701303 for an 11-unit dwelling with ground level commercial space in a C-2 Zoning District. (EE77.33)
APPROVED with CONDITIONS Resolution No. 7722 Vote: 5-0

Adjournment: 5:15 P.M.

77

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 12, 1977
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

1. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission of modifications made by the Board of Supervisors in the Department of City Planning's proposed budget for the next fiscal year. Five new positions approved by the Mayor were deleted, four of them being clerical positions. The Board also established a "salary savings estimate" of \$83,207 for the Department. Meeting this goal would be equivalent to requiring each permanent employee paid from ad valorem funds to be on leave without pay for a total of twenty-one working days during the year.

The Director informed the Commission that the official public hearing on the proposal to undertake a Rehabilitation Assistance Program (RAP) project in Bayview North will be held on Saturday, May 21, at the Joseph Lee Recreation Center from 1:00 p.m. until 4:00 p.m.

The Director reported that the draft Memorandum of Understanding, outlining the respective responsibilities of the Department of City Planning and the Redevelopment Agency relative to the Redevelopment Survey Area in the North-eastern Waterfront from Pier 7 to China Basin, is still pending.

Commissioner Starbuck reported that the Public Utilities Commission, meeting on Tuesday, had voted to oppose the proposed Charter amendment which would establish a new Transportation Commission. The Director indicated that the Director of Public Works had also responded negatively to the proposal.

2. Consideration of Draft Resolution relating to the Proposed Four Embarcadero Center Development (Office Building and other uses on the block bounded by Sacramento, Drumm and Clay Streets and The Embarcadero).
ADOPTED Resolution No. 7723 Vote: 7-0

2:00 P.M.

3. ZT76.6 - Public Hearing on a Proposed Ordinance amending Articles 2 and 6 of the City Planning Code to prohibit general advertising signs (off-site signs and billboards) throughout the City and County of San Francisco, to require removal of all existing general advertising signs after an amortization period, and to make related modifications. (Continued from Meeting of February 10, 1977.)
CONTINUED Under Advisement INDEFINITELY Vote: 7-0

2:30 P.M.

4. LM77.2 - Consideration of a Proposal to designate the Rothschild House, 964 Eddy Street, as a Landmark.
RETURNED to Landmarks Preservation Advisory Board for further consideration Vote: 6-0
5. LM77.4 - Consideration of a Proposal to designate the Ortman-Shumate House, 1901 Scott Street, as a Landmark.
APPROVED Resolution No. 7724 Vote: 6-0
6. LM77.5 - Consideration of a Proposal to designate the Schoenstein Organ Company Building, 3101 - 20th Street, as a Landmark.
APPROVED Resolution No. 7725 Vote: 6-0
7. EE76.90 - Consideration of Draft Environmental Impact Report for a Proposed Parking Structure for 475 automobiles in the block bounded by The Embarcadero and Mission, Steuart, and Howard Streets.
(Under Advisement from Meetings of March 31 and April 14, 1977.)
CONTINUED Under Advisement until the Meeting of July 14, 1977.
Vote: 6-0
8. R77.10 - Proposed Acquisition of Property by the San Francisco Parking Authority for construction of the Embarcadero/Mission Parking Garage.
(Postponed from the Meetings of March 31 and April 14, 1977.)
FURTHER POSTPONED until the Meeting of July 14, 1977. Vote: 6-0
9. RS76.13 - Review of Subdivision for Consistency with Master Plan.
6-unit residential subdivision at northeast corner of Alemany Boulevard and Folsom Street.
CONSISTENT with MASTER PLAN Subject to Conditions
Resolution No. 7726 Vote: 7-0
10. EE76.162 - Public Hearing on Draft Environmental Impact Report for a proposed 29 story office building at 180 Montgomery Street.
UNDER ADVISEMENT until Meeting of July 28, 1977 Vote: 6-0

3:00 P.M.

- 11a. DR77.13 - 1026 Vallejo Street, north line, 114.2 feet west of Taylor Street.
Discretionary Review in lieu of Conditional Use Authorization for a seven-unit building in an R-4 and Proposed RH-2 Zoning District.
(EE76.447)
CONTINUED until Meeting of June 9, 1977 Vote: 6-0

- 11b. CU77.25 - 1026 Vallejo Street; and 961 Green Street, south line, 200 feet west of Taylor Street.
Request for Conditional Use Authorization for Community Parking Garages accomodating 23 parking spaces with access from Vallejo Street under 1026 Vallejo Street (a proposed seven-unit dwelling) in a proposed RH-2 zoning district, and 18 parking spaces with access from Green Street under 961 Green Street (a proposed eight-unit dwelling) in a proposed RM-2 zoning district currently zoned R-4. (EE77.126)
CONTINUED until Meeting of June 9, 1977 Vote: 6-0
- 11c. Variances from the City Planning Code filed under Application No. VZ77.21 will also be heard at this time by the Zoning Administrator involving front set-back and rear yard variances for the proposed 1026 Vallejo Street dwelling, and rear open space and height limit for the proposed 961 Green Street dwelling. (EE76.447)
CONTINUED until Meeting of June 9, 1977 Vote: 6-0
- 4:00 P.M.
12. Public Hearing on Institutional Master Plan for Mt. Zion Hospital, 1600 Divisadero Street, including the entire block bounded by Divisadero, Sutter, Scott, and Post Streets.
The PUBLIC HEARING was HELD and Comments were made by members of the Commission, the staff, and the public.
13. DR77.25 - Discretionary Review of Building Permit Application No. 463963 for a seven-unit apartment building at 120 Joice Street, east line, 75 feet north of California Street.
POSTPONED until Meeting of May 26, 1977 Vote: 5-0
14. DR77.34 - Consideration of a Request for Discretionary Review of Building Permit Application No. 7703617 for conversion of an existing structure at the northeast corner of Irving Street and Ninth Avenue for use as a Savings and Loan Office.
Request GRANTED. Discretionary Review to be held on May 26, 1977
Vote: 5-0
15. CU77.18 - 350 Guttenberg Street, west line, 158 feet north of Bellevue Street.
RS77.16 Request for authorization to subdivide four existing lots into eight lots having lesser width and area than that required for new subdivisions; in an R-1 and Proposed RH-1 District. (EE77.86)
(Under Advisement from Meeting of May 5, 1977.)
Conditional Use Application APPROVED with CONDITIONS
Resolution No. 7727 Vote: 5-0
- CONSISTENT with Master Plan Subject to Conditions
Resolution No. 7728 Vote: 5-0

Adjourned: 6:55 p.m.

77

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 19, 1977
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

APPROVAL OF MINUTES

Minutes of the Meeting of April 21, 1977.

APPROVED as SUBMITTED Vote: 6-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, distributed copies of a summary chronology of events relating to the proposed 4 Embarcadero Center project and the involvement of the Department of City Planning and the City Planning Commission. He indicated that further meetings had been held since the memorandum was prepared and that communication has been established with the developers.

The Director distributed copies of a summary of work program highlights for the month ending May 16, 1977, for the Plans and Programs Division of the Department of City Planning.

The Director reported that Edward Murphy, Assistant Director of Planning, has returned to the hospital for further tests.

The Director noted that the Commission had received a letter from the President of the Buena Vista Neighborhood Association requesting that the continued hearing on the Draft Environmental Impact Report for the Ralph K. Davies Medical Center, scheduled for June 2, be postponed at least until June 9. After discussion, the Commission indicated its intention to proceed with the hearing on June 2 as scheduled.

Robert Passmore, Planner V (Zoning), reported that the Board of Permit Appeals, meeting on the previous evening, has disapproved Building Permit Applications for three single-family houses on Elsie Street. Those applications had been approved by the Commission subject to conditions.

The Director reminded the Commission that the official public hearing on the proposal to designate Bayview North as a Rehabilitation Assistance Program (RAP) area will be held this Saturday, May 21, from 1:00 p.m. until 4:00 p.m. at the Joseph Lee Recreation Center.

The Director advised the Commission that public hearings on the proposed 1978 Community Development Program will be held next Tuesday and Thursday evenings, May 24 and 26, at 7:30 p.m. in the Chambers of the Board of Supervisors.

The Director reported that the Chief Administrative Officer had agreed to provide funds for the hiring of a professional planner and a clerical person to work on the Draft Environmental Impact Report for the Yerba Buena Center project.

The Director indicated that he had attended a meeting in the Mayor's Office with the sponsors of the Performing Arts Center to clarify the present status of that project before the Commission.

The Director informed the Commission that the staff of the Department of City Planning intends to present its recommendations for changes in the Interim Residential Zoning Controls in late July or early August. Public hearings on the revised proposals will be scheduled in the fall.

The Director reported that he had met with representatives of the City Attorney's Office to discuss using their Wang Word Processing machine to help reduce the Department of City Planning's enforcement case load which presently has a backlog of 1000 cases.

The Director advised the Commission that the Planning, Housing, and Development Committee of the Board of Supervisors, meeting on Tuesday, had continued its hearing on the revised proposal for controlling the location of adult bookstores and adult theaters.

Commissioner Rosenblatt stated that he had been advised that the Public Utilities Commission, seeking to acquire property at Fisherman's Wharf from the Port Commission to be used as the site of the new turntable for the extended Powell Street cable car line, had found that the Port is expecting to be reimbursed at an amount based on the value which the property would have if it were fully developed within the 40 foot height limit. The property is now used as an open parking lot; and in spite of the zoning of the property, the Master Plan would not permit the type of development on which the Port is basing its valuation of the property. He requested the Director of Planning to send a letter to the members of the Port Commission and the Port Director to point out the Master Plan's criteria for this property.

Commissioner Starbuck, noting that the Transportation Section of the Department of City Planning is undertaking a transportation circulation study involving Downtown and the Northern Waterfront, asked that the study give priority to re-evaluating policies relating to parking garages in the Downtown core area.

Commissioner Starbuck requested that a member of the staff of the Department of City Planning be assigned to evaluate the recent proposals of the Golden Gate National Recreation Area as they relate to properties in San Francisco prior to the time that public hearings are scheduled on the proposals.

2:15 P.M.

2. Status Report on Neighborhood Initiated Improvement Program.

William Ward, Neighborhood Initiated Improvement Program Coordinator, presented the status report and responded to questions raised by members of the Commission.

3. Status Report on Neighborhood Centers Program.

Carrol Williams, City Planning Coordinator, gave an oral status report on the Neighborhood Centers Program and responded to questions raised by members of the Commission.

4. Consideration of a Draft Resolution which would authorize the Department of City Planning to enter into a contract with the Community Design Center for consultant services in support of Community Development Program Projects.
ADOPTED Resolution No. 7729 Vote: 6-05. Consideration of Draft Resolutions urging the San Francisco Redevelopment Agency and the San Francisco Housing Authority to expedite site acquisition for publicly assisted housing in Chinatown.
Resolution No. 7730 was adopted with the following resolved clauses (vote: 6-0):

"THEREFORE BE IT RESOLVED, That the City Planning Commission requests that the San Francisco Redevelopment Agency expedite actions of site acquisition in Chinatown and continue to work cooperatively with the Department of City Planning and the Chinatown Coalition for Better Housing in delineating a workable small-scale redevelopment project area and in formulating necessary plans;

"BE IT FURTHER RESOLVED, That the City Planning Commission requests that the San Francisco Redevelopment Agency and its staff explore further and establish feasible means for conducting small-scale redevelopment projects in Chinatown and other high-need neighborhoods in the city."

Resolution No. 7731 was adopted with the following resolved clauses (vote: 6-0):

"THEREFORE BE IT RESOLVED, That the City Planning Commission requests that the Commission of the Housing Authority support its staff to use the available local and federal resources expeditiously to acquire and develop lower income housing in Chinatown;

"BE IT FURTHER RESOLVED, That the City Planning Commission requests that the Commission of the Housing Authority direct its staff to work with staff of the Department of City Planning and related agencies to establish criteria for setting priorities in the use of available public housing modernization funds in the existing public housing projects, including those in the Chinatown area."

3:00 P.M.

6. Public Hearing on Housing Rehabilitation Finance Study recommendations and staff comments thereon.

CONTINUED until meeting of June 16, 1977 Vote: 6-0

Adjourned: 5:00 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 26, 1977
100 LARKIN STREET
12:30 P.M.

PRESENT: Commissioners Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

12:30 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:30 p.m. to take a field trip to properties scheduled for consideration during June.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes
Minutes of the meeting of April 7, 1977.
APPROVED as SUBMITTED
3. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission that next Thursday's Regular Meeting will begin at 1:00 p.m.

The Director asked the ad hoc committee which has been set up to review the Housing Rehabilitation Finance Study recommendations (Commissioners Bierman, Rosenblatt, Starbuck) to meet next Thursday, June 2, at 11:00 a.m.

The Director distributed copies of the budget for the Department of City Planning for fiscal year 1977-78 as finally approved by the Board of Supervisors.

The Director reported that three City Planning Interns have been selected to work with the Department of City Planning this summer. They will be assigned to the Residential Zoning Study, the Environmental Review Section, and to the Housing Section.

The Director advised the Commission that the Department of City Planning had made a determination that alternate plans for treatment of Upper Market Street could result in a substantial change in the environmental effects of the project and that an Environmental Impact Report should be prepared if the Board of Supervisors wishes to pursue the alternate plans. He indicated that the State had concurred in the Department's judgement.

The Director announced that a special meeting has been scheduled on Tuesday, June 21, for a public hearing on the Draft Environmental Impact Report for the Westside Transport/Storage Project, Wastewater Management Implementation Phase IX. The public hearing will be conducted in two sessions commencing at 2:30 p.m. and 7:30 p.m., respectively, in the Public Health Auditorium, Room 300, 101 Grove Street.

The Director reported on the meeting which had been held last Saturday relative to the proposal to designate Bayview North as a Rehabilitation Assistance Program (RAP) area. He indicated that a second hearing will be scheduled.

The Director advised the Commission that the Capital Improvement Advisory Committee had voted to approve a \$47 million bond issue for the proposed expansion of San Francisco International Airport. The Airport had requested a \$90 million bond issue.

The Director stated that the Finance Committee of the Board of Supervisors, meeting on Wednesday, had voted to authorize the Department of City Planning to apply for a 701 Grant from the Federal Department of Housing and Urban Development (HUD) in the amount of \$60,000.

Commissioner Rosenblatt requested that the staff prepare a memorandum on the Golden Gate National Recreation Area's proposals for property in San Francisco to be distributed to the Commission in sufficient time to allow the Commission to decide on June 9 whether it wishes to have the staff testify at a hearing to be held on the proposals.

After discussion, the Commission authorized the Director to seek funds for staff assistance in preparing materials for submission to the Coastal Zone Commission.

The Director announced that Frank Hendricks, City Planning Graphics Aide, Supervisor, has retired.

4. Consent Calendar

- a. R76.35 - Revocable Encroachment Permit at 203 Parnassus Avenue for outdoor tables and chairs.
IN CONFORMITY with MASTER PLAN subject to Conditions
Vote: 6-0
- b. R77.25 - Sale of Easement Rights at Key Avenue Extension to provide access to Lot 38 in Assessor's Block 4993.
IN CONFORMITY with MASTER PLAN Vote: 6-0
- c. R77.27 - Sale of Access Rights on south side of Mansell Street between Somerset and Goettingen Streets to owner of Lot 24 in Assessor's Block 6160.
IN CONFORMITY with MASTER PLAN Vote: 6-0
- d. R77.28 - Revocable Encroachment Permit for Landscaped Mall on Vallejo Street west of Battery Street.
IN CONFORMITY with MASTER PLAN Vote: 6-0

2:30 P.M.

5. RS76.20 - Public Hearing on Tentative Map for 7-unit condominium conversion subdivision at 2145 Franklin Street, Lot 1 in Assessor's Block 553. CONSISTENT with MASTER PLAN Subject to Conditions Resolution No. 7732 Vote: 6-0
6. RS77.5 - Public Hearing on Tentative Map for 15-Lot subdivision on Watt Avenue south of Hanover Street, interior portion of Assessor's Block 6494. POSTPONED until meeting of June 9, 1977 Vote: 6-0
7. EE75.414 - Public Hearing on Draft Environmental Impact Report for proposed Bank of America Parking Structure of five stories on the southeast corner of 12th and Kissling Streets. (Under Advisement from meeting of April 28, 1977.) CERTIFIED as COMPLETE Resolution No. 7733 Vote: 6-0
8. DR77.39 - Consideration of Request for Discretionary Review of proposed Bank of America Parking Structure of five stories on the southeast corner of 12th and Kissling Streets. Request DENIED Vote: 3-3
In accordance with the Rules and Regulations of the City Planning Commission, "a tie vote on any matter before the Commission shall be deemed to be a disapproval thereof."

3:00 P.M.

9. Public Hearing on Institutional Master Plan for the Pacific Medical Center, including Presbyterian Hospital, University of the Pacific Dental School, and related institutional uses in the vicinity of Sacramento, Clay, Webster, and Buchanan Streets; including properties in R-3, R-4, and C-2 zoning districts.
The public hearing was HELD, and comments were made by members of the Commission, the staff, and the public.

4:00 P.M.

10. DR77.31 - 1071 Girard Street, east line, 80 feet north of Ward Street. Discretionary Review of Building Permit Application No. 7703252 for construction of a two-story, four-unit residential building in an R-3 and proposed RM-1 District. POSTPONED until meeting of June 23, 1977 Vote: 6-0
11. EE77.68 - Public Hearing on Appeal of a Negative Declaration for Night Lighting of the Driving Range at the Crystal Springs Golf Course in the city of Burlingame, San Mateo County. NO ENVIRONMENTAL IMPACT REPORT REQUIRED Resolution No. 7734
Vote: 5-1

12. DR77.25 - Discretionary Review of Building Permit Application No. 463963 for a seven-unit apartment building at 120 Joice Street, east line, 75 feet north of California Street.
POSTPONED INDEFINITELY Vote: 6-0

4:30 P.M.

13. DR77.34 - Discretionary Review of Building Permit Application No. 7703617 for conversion of an existing structure at the northeast corner of Irving Street and 9th Avenue for use as a Savings and Loan Office. Permit was APPROVED Resolution No. 7735 Vote: 6-0

Adjourned: 6:55 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JUNE 2, 1977
ROOM 282, CITY HALL
1:00 P.M.

RECEIVED
CITY PLANNING

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Starbuck, Rosenblatt.

Approval of Minutes

Minutes of the meeting of April 28, 1977.
POSTPONED for one week.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the case involving Pets Unlimited's violation of the City Planning Code on property located at Fillmore and Washington Streets has been remanded to the Board of Supervisors by Judge Ira Brown. The purpose of the remand is to establish a record for the Court to review the Board's approval of the action taken by the City Planning Commission in revoking conditional use authorization for an animal shelter at that location.

The Director informed the Commission that its disapproval of an application for reclassification of property at Oak and Divisadero Streets from R-4 to C-2 has been appealed to the Board of Supervisors.

The Director advised the Commission that the staff will meet with representatives of the Residential Builders Association of San Francisco, Inc. to discuss a recent letter from that organization urging that ways be found to expedite internal procedures in the Department of City Planning. The staff will also visit the Oakland City Planning Department to review procedures used by that department. Following these meetings, a meeting of the Implementation Committee of the Commission will be scheduled to discuss any procedural changes which might be proposed.

The Director reported that the Landmarks Preservation Advisory Board, meeting on Wednesday, had decided not to recommend that St. Anne's Home on Lake Street be designated as a Landmark.

Selina Bendix, Environmental Review Officer, reported that the City will lose State and Federal funding for the West Side Transport/Storage element of the Wastewater Master Plan unless certain deadlines are met. Under the circumstances, it is important that the Draft Environmental Impact Report for this project be certified by July 7.

The Director reported that the Environmental Management Task Force had held its second meeting on the previous evening.

Commissioner Starbuck, noting that Levi Strauss, Inc., is proposing a new project in the Northeastern Waterfront, read a list of potential impacts of the project which he felt should be covered in the Environmental Impact Report which will be prepared.

1:30 P.M.

2. DR77.12 - 145 Carmel Street, south line, 100 feet east of Shrader Street.
Discretionary Review in lieu of Conditional Use Request for Authorization for one three-family house 33 feet in height on a lot of 4,500 square feet; in an R-2 and proposed RH-2 District. (EE76.342)
(Continued from meeting of April 7, 1977.)
Building Permit Application for a three-unit building DISAPPROVED
Resolution No. 7736 Vote: 5-0
Consideration of proposal for lesser number of units CONTINUED until meeting of June 23, 1977 Vote: 5-0
3. EE75.423 - Public Hearing on Draft Environmental Impact Report for proposed additions to the Ralph K. Davies Medical Center (Franklin Hospital) in the block bounded by Castro, Noe and 14th Streets and Duboce Avenue.
(Continued from meetings of April 28 and February 24, 1977.)
Taken UNDER ADVISEMENT INDEFINITELY Vote: 6-0
4. CU77.15 - Pier 41, north side of the The Embarcadero at the foot of Powell Street.
Request for authorization to operate a temporary parking lot with 350 spaces on an existing pier; in a C-2 District and in Northern Waterfront Special Use District No. 1. (EE76.239)
Taken UNDER ADVISEMENT until meeting of June 23, 1977.)
5. CU77.21 - 476 Fair Oaks Street, west line, 59 feet north of 26th Street.
Request for authorization for a residential care home for 15 aged patients in an existing home with 12 patients; in an R-3 and proposed RH-2 District. (EE77.80)
APPROVED with CONDITIONS Resolution No. 7737 Vote: 6-0
6. CU77.23 - 716 Sacramento Street, north line, 69 feet west of Kearny Street.
Request for authorization for a 16-unit multiple dwelling in a building also containing eight shops; in a C-3-0 District. (EE77.66)
APPROVED with CONDITIONS Resolution No. 7738 Vote: 6-0
7. CU77.29 - 2215 Judah Street, south line, 57.5 feet west of 27th Avenue.
Request for authorization for use of an existing building as offices for a philanthropic organization; in an R-3 and proposed R-C-1 District. (EE77.113)
APPROVED with CONDITIONS Resolution No. 7739 Vote: 6-0

2:30 P.M.

8. CU77.17 - 145 Guerrero Street, east line, between Clinton Park and Brosnan Streets.
Request for authorization for a Planned Unit Development consisting of a 5-story multiple dwelling providing 110 units of housing for the elderly served by 22 on-site parking spaces; in an R-3 and proposed RM-1 District. (EE77.67)
APPROVED with CONDITIONS Resolution No. 7740 Vote: 6-0
9. CU77.28 - Francisco Bay Office Park bounded by Bay, Chestnut, Montgomery, Francisco and Kearny Streets and The Embarcadero.
Request for modification of City Planning Commission Resolution No. 7115 to allow etched glass and wood exterior entrance structure at 35 Bay Street for a restaurant in a garage building; in a C-2 District and in Northern Waterfront Special Use District No. 3. (EE74.245 and EE73.148)
APPROVED in PART to allow use of etched glass Resolution No. 7741
Vote: 6-0
10. CU77.30 - 43 Main Street, east line, 229 feet south of Market Street; and 38-68 Spear Street, west line, 183 feet south of Market Street.
Request for authorization for a temporary parking lot for 55 automobiles; in a C-3-0 use and 600-I and 150 X Height and Bulk Districts. (EE77.119)
DISAPPROVED Resolution No. 7742 Vote: 6-0
11. CU77.31 - 810 Capp Street, west line, 100 feet south of 23rd Street.
Request for authorization for a community mental health residential program for ten men and women in an existing dwelling; in an R-3 and Proposed RH-3 District. (EE77.134)
APPROVED with CONDITIONS Resolution No. 7743 Vote: 6-0
12. DR77.35 - 900 Ashbury Street, east line, 104 feet north of Piedmont Street.
Discretionary Review in lieu of Conditional Use Authorization for conversion of the existing building into four dwelling units on a lot of 5,312 square feet; in an R-3 and proposed RH-3 District.
APPROVED with CONDITIONS Resolution No. 7744 Vote: 6-0

3:30 P.M.

13. DR77.37 - 39A Monroe Street, west line, 69 feet south of Pine Street.
Discretionary Review in lieu of Conditional Use Authorization for a ten-unit residential building having an average height of 54 feet; in an R-5 and proposed R-C-3 use and a 160-F height and bulk district. (EE77.58)
WITHDRAWN Resolution No. 7745 Vote: 6-0

14. DR77.22 - 900 Bush Street, northwest corner of Taylor Street.
Discretionary Review in lieu of Conditional Use Authorization for a 150-unit residential building having a height of 124 feet; in an R-5-C and proposed R-4-C use and 160-F height and bulk district. (EE77.81)
DISAPPROVED Resolution No. 7746 Vote: 3-3
In accordance with the Rules and Regulations of the City Planning Commission, "A tie vote on any matter before the Commission shall be deemed to be a disapproval thereof."

Adjourned: 6:50 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JUNE 9, 1977
ROOM 282, CITY HALL
2:00 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Lau, Rosenblatt, Starbuck, Wentz.

Approval of Minutes

Minutes of the meeting of April 14, 1977; APPROVED with CORRECTIONS and
Minutes of the meeting of April 28, 1977; APPROVED Vote: 6-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, announced that the first official public hearing on the proposal to designate the Hayes Valley - Western Addition as a Rehabilitation Assistance Program (RAP) area will be held this Saturday, June 11, from 10:00 a.m. to 1:30 p.m. at the John Muir School, 380 Webster Street.

The Director requested that a meeting of the Implementation Committee (Commissioners Starbuck, Bierman, and Dearman) be scheduled on Thursday, June 30 at 1:00 p.m. to discuss the Residential Zoning Study.

The Director reminded the Commission of public hearings scheduled on the Draft Environmental Impact Report for the Westside Transport/Storage project on Tuesday, June 21, at 2:30 p.m. and 7:30 p.m.

The Director reported that the Board of Supervisors, meeting on Monday, had continued consideration of the Pets Unlimited matter and the appeal of the Commission's disapproval of a rezoning of property at Oak and Divisadero Streets until its meeting on June 13.

The Director reported that the owner of property at 370-4 Monterey Boulevard has filed a claim against the City based on the City's disapproval of a building permit application for that property.

The Director advised the Commission that the Legislative and Personnel Committee of the Board of Supervisors, meeting on Tuesday, had tabled the proposal to create a new Transportation Commission pending further review.

Commissioner Elliott, noting that a number of private hospitals have come before the Commission with proposals for providing emergency services, stated that he felt that recognition should be taken of the fact that a great deal of public money has been spent to provide the best possible facilities for emergency care at San Francisco General Hospital.

The Director reported that the staff will recommend to the Department of Public Works that the international symbols for "walk" and "wait" be incorporated into the City's pedestrian traffic control signs as existing signs are replaced.

2:30 P.M.

2. EE76.420 - Consideration of Draft Environmental Impact Report for the Performing Arts Center Garage, Grove Street between Gough and Franklin Streets.
(Under Advisement from meetings of April 28 and April 7, 1977.)
CERTIFIED as COMPLETE Resolution No. 7747 Vote: 7-0
3. R77.8 - Acquisition of property by the San Francisco Parking Authority for Performing Arts Center Garage, Grove Street between Gough and Franklin Streets.
(Postponed from meeting of April 7, 1977.)
IN CONFORMITY with MASTER PLAN Subject to Conditions Vote: 6-1
The Commission also voted unanimously to request that a letter be sent to the San Francisco Symphony requesting that all groups which might use the Performing Arts Center, particularly the Symphony itself, give special attention to reflecting the ethnic composition of the population of San Francisco in their personnel.

3:00 P.M.

4. DR77.13 - 1026 Vallejo Street, north line, 114.2 feet west of Taylor Street. Discretionary Review in lieu of Conditional Use Authorization for a seven-unit building in an R-4 and Proposed RH-2 Zoning District. (EE76.447)
(Continued from meeting of May 12, 1977.)
APPROVED with CONDITIONS Resolution No. 7748 Vote: 6-0
5. CU77.25 - 1026 Vallejo Street; and 961 Green Street, south line, 200 feet west of Taylor Street.
Request for Conditional Use Authorization for Community Parking Garages accomodating 23 parking spaces with access from Vallejo Street under 1026 Vallejo Street (a proposed seven-unit dwelling) in a proposed RH-2 zoning district, and 18 parking spaces with access from Green Street under 961 Green Street (a proposed eight-unit dwelling) in a proposed RM-2 zoning district currently zoned R-4. (EE77.126)
(Continued from meeting of May 12, 1977.)
APPROVED with CONDITIONS Resolution No. 7749 Vote: 6-0
6. Variances from the City Planning Code filed under Application No. VZ77.21 were also heard by the Zoning Administrator involving front set-back and rear yard variances for the proposed 1026 Vallejo Street dwelling, and rear open space and height limit for the proposed 961 Green Street dwelling.
TAKEN UNDER ADVISEMENT INDEFINITELY by Zoning Administrator

3:30 P.M.

7. LM77.6 - Consideration of a proposal to designate the Oriental Warehouse, 650 First Street, as a Landmark.
APPROVED Resolution No. 7750 Vote: 6-0
8. CU77.33 - Karen Court, south line, west of Holyoke Street.
RS77.3 Request for authorization to subdivide an existing lot into five lots with widths of 33 feet and areas of less than 2,640 square feet; in an R-1 and proposed RH-1 District. (EE77.93)
Application CU77.33 DISAPPROVED Resolution No. 7751 Vote: 6-0
The Master Plan referral was continued indefinitely.

9. CU77.32 - North Side of Pier 3, east of The Embarcadero.
Request for authorization to use a ferry boat for non-maritime activities without otherwise required off-street parking; in a C-2 District and in Northern Waterfront Special Use District No. 1. The proposed non-maritime uses would involve commercial offices and an entertainment complex including a film screening room, a maritime museum, and a film production facility.
CONTINUED until meeting of June 30, 1977 at 2:30 p.m. Vote: 4-0

4:00 P.M.

10. MP77.3 - Public Hearing on Institutional Master Plan for Children's Hospital of San Francisco, 3700 California Street, including the entire block bounded by California, Cherry, Sacramento, and Maple Streets and three parcels in the block west of Cherry Street between California and Sacramento Streets.
The public hearing was HELD and comments were made by members of the Commission, the staff, and the public.

4:30 P.M.

11. MP77.4 - Public Hearing on Institutional Master Plan for Marshall Hale Memorial Hospital, 3773 Sacramento Street, between California and Sacramento Streets east of Maple Street.
The public hearing was HLED and comments were made by members of the Commission, the staff, and the public.

Adjourned: 8:20 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JUNE 16, 1977
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of May 5, 1977.

APPROVED as SUBMITTED Vote: 6-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission of the Special Meeting scheduled for next Tuesday, June 21, at 2:30 p.m. and 7:30 p.m. in the Auditorium of the Public Health Building, 101 Grove Street. The purpose of the meeting is to hold a public hearing on the Draft Environmental Impact Report for the Westside Transport/Storage Project.

The Director reminded the members of the Implementation Committee of a meeting scheduled on Thursday, June 30, at 11:00 a.m. to discuss the Residential Zoning Study. The full Commission is scheduled to take a field trip at 12:45 p.m. on that date.

The Director reported on matters to be considered by the Planning, Housing and Development Committee of the Board of Supervisors at a meeting to be held next Tuesday, June 21, at 2:00 p.m.

The Director reported that the Board of Supervisors, meeting on Monday, had voted 10 to 1 to sustain the Commission's rescission of conditional use authorization for a pet kennel in the Pets Unlimited facility at Fillmore and Washington Streets.

The Director announcement that three Residential Zoning Workshops have been scheduled for concerned citizens of the Chinatown and Nob Hill areas, as follows:

1. Saturday, June 25, 1977 - Commodore Stockton School
950 Clay Street (between Powell and Stockton), 1:00 P.M. to 4:00 P.M.
2. Tuesday, June 28, 1977 - Redding School
1421 Pine Street (at Larkin), from 7:00 P.M. to 10:00 P.M.
3. Saturday, July 16, 1977 - Spring Valley School
1451 Jackson Street (between Larkin and Hyde), 9:00 to Noon

The Director advised members of the Commission that they have been invited to take a field trip with the San Francisco Council of District Merchants Associations on Thursday, July 21, at 12:00 noon.

The Director reported that the Wastewater Management Program has scheduled additional meetings to discuss design proposals for the Upper Great Highway and the Golden Gate National Recreation Area, as follows:

1. 10:00 a.m., Saturday, June 25
Lincoln High School, 24th and Quintara
2. 7:30 p.m., Wednesday, June 29
Hall of Flowers, 9th Avenue, Golden Gate Park

The Director informed the Commission that he was scheduled to attend a meeting of the San Francisco Planning and Urban Research Association (SPUR) on Thursday evening to discuss the Department of City Planning's work in the areas of commerce and industry.

The Director reported that he had had an opportunity to see the most recent model for the Yerba Buena Center project.

The Director introduced Christine Haw and Sharon Robinson who are serving as summer interns with the Department of City Planning. A third intern, Michael Munk, was not present at the meeting.

The Director reported on the first public hearing on the proposal to designate the Hayes Valley - Western Addition as a Rehabilitation Assistance Program (RAP) area which was held last Saturday.

Commissioner Starbuck requested the staff of the Department of City Planning to investigate the possibility of joint use of the proposed Performing Arts Center garage, particularly at the street level, and to transmit its recommendations, if any, to the Art Commission and the Parking Authority.

Commissioner Starbuck advised the Commission that the Zoning Administrator will be considering a floor area ratio variance for the building at 525 Market Street at a hearing to be held next Wednesday. The purpose of the proposal is to legalize the existing gross floor area of 1,040,747 square feet of which 123,900 square feet has a bonus resulting from a proposed direct tunnel connection to BART which has not been provided. He indicated that the building had taken maximum advantage of the bonuses available; and he did not feel that the amenities on which the bonuses were based have provided commensurate public benefit. He suggested that the Commission should reflect on these matters when it is considering buildings proposing to take advantage of floor area bonuses in the future.

Commissioner Elliott requested the staff to advise the Community College District if it has any suggestions for alternate sites for the facility proposed for the second floor of the former Sears store on outer Mission Street.

2. CU77.33 - Review of wording of Resolution No. 7751 adopted June 9, 1977, dis-RS77.3 approving a conditional use application for a 5 lot subdivision on Karen Court west of Holyoke Street; and consideration of a draft resolution finding that the proposed subdivision would not be consistent with the Master Plan.
Wording of Resolution No. 7751 APPROVED Vote: 7-0
Resolution No. 7752 ADOPTED finding that the proposed subdivision is NOT CONSISTENT WITH THE MASTER PLAN Vote: 7-0
3. Consideration of a draft resolution authorizing the Director of Planning to apply to the Economic Development Administration for \$75,000 in Economic Planning Assistance Grant Funds.
ADOPTED Resolution No. 7753 Vote: 7-0
4. Consideration of a draft resolution appointing a Waterfront Planning Advisory Committee to assist the Department of City Planning and the Redevelopment Agency in a study of the Waterfront Survey Area.
ADOPTED with MODIFICATIONS Resolution No. 7754 Vote: 7-0

2:45 P.M.

5. Continuation of Public Hearing on Housing Rehabilitation Finance Study recommendations and staff comments thereon.
(Continued from meeting of May 19, 1977.)
Following the public hearing, the Commission voted 7-0 to adopt Resolution No. 7755 receiving the consultant report, endorsing the staff comments on the report, and urging the staff to work with all interested parties to develop specific legislative and administrative proposals for the implementation of the recommendations which had been made.
6. Consideration of Staff Comments on the San Francisco sites in the document, Assessment of Alternatives: Golden Gate National Recreation Area and Point Reyes National Seashore, May, 1977.
After discussion, the Commission voted 5-0 to approve the staff comments with modifications and to authorize the staff to submit the revised comments to the Golden Gate National Recreation Area.
7. Presentation of the findings of the Department of City Planning's Survey of Architecturally Significant Buildings in San Francisco.
(Postponed from meeting of April 21, 1977.)
POSTPONED Vote: 5-0
8. Progress Report on Chinatown Redevelopment Survey Area.
POSTPONE Vote: 5-0

Adjourned: 6:15 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
SPECIAL MEETING
HELD
TUESDAY, JUNE 21, 1977
PUBLIC HEALTH AUDITORIUM
ROOM 300
101 GROVE STREET
2:30 P.M. AND 7:30 P.M.

The City Planning Commission met pursuant to notice on Tuesday, June 21, 1977, at 2:30 p.m. in the Public Health Auditorium, Room 300, 101 Grove Street.

PRESENT: Gordon J. Lau, President; Toby Rosenblatt, Vice-President; Susan J. Biërmann, George Carey, Ina F. Dearman, Virgil L. Elliott, and Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Selina Bendix, Environmental Review Officer; Mary Anne Miller, Planner II; Barbara Sahm, Environmental Review Analyst; and Lynn E. Pio, Secretary.

Marshall Kilduff represented the San Francisco Chronicle; and Dan Borsuk represented the San Francisco Progress.

EE75.304 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE WESTSIDE TRANSPORT/STORAGE PROJECT, WASTEWATER MANAGEMENT IMPLEMENTATION PROJECT IX, INVOLVING A CONSOLIDATION SEWER UP TO 50 FEET WIDE BY MORE THAN 30 FEET DEEP UNDER THE UPPER GREAT HIGHWAY; A PUMP STATION APPROXIMATELY 20 FEET HIGH, 65 FEET WIDE AND 230 FEET LONG, SOUTH OF SLOAT BOULEVARD; ASSOCIATED SEWERAGE FACILITIES; AND RECONSTRUCTION OF THE UPPER GREAT HIGHWAY FOLLOWING CONSTRUCTION OF THE PROPOSED SEWER PROJECT COMPONENTS.

Selina Bendix, Environmental Review Officer, summarized the Draft Environmental Impact Report and responded to questions raised by members of the Commission.

The Commission then received and responded to comments made by members of the audience including: Martin Larkin, 4733 Lincoln Way and a member of the Tides End Community Association (TEKA); Ernst M. Feibusch, 2821 Taraval Street and a representative of the California Youth Soccer Association; Alan Friedland, Chief of the Bureau of Sanitary Engineering in the Department of Public Works; George Tainter, 4145 Ocean Avenue and a representative of the Lakeshore Acres Homes Association; David Louman, 1710-30th Avenue; Jesse Tepper, 1467 Clayton Street; Shirley Dambouradjian, 2116 Great Highway; Adolph Barbosa, 2112 Great Highway;

JUNE 21, 1977

Stephen G. Kakos, 2108 Great Highway; George Gates, 2594 Great Highway; Shari Mann, 1910 Great Highway, and a representative of the Sunset/Parkside Education and Action Committee (SPEAK); Larry Erickson, 1329 - 7th Avenue, also a representative of SPEAK; and Robert Bacci, 5844 Geary Boulevard and Secretary of the Geary Merchants Association.

The Commission recessed for dinner at 5:15 p.m. The meeting was reconvened at 7:40 p.m. and the public hearing was resumed. Comments were received from: A. R. Roderick, 1351 La Playa and a member of TEKA; Judy E. McCabe, 2206 Great Highway and a representative of the Great Highway Tenants Association and the Western San Francisco Coalition; Gordon Hansen, representing the Traffic Engineering Bureau of the Department of Public Works; Dan Birrer, representing the Bureau of Sanitary Engineering of the Department of Public Works; Elaine Grimm, 1924 Great Highway, and a representative of the Sunset Community Council; Shari Mann who read a statement prepared by Amy Meyer of People for a Golden Gate National Recreation Area; Willa Drummond, 1763 - 48th Avenue; Randall Jones, representing the Committee to Save Fleishhacker Pool; Michael Nurre, also representing the Committee to Save Fleishhacker Pool; Stephen D. Ziman, representing the San Francisco Bay Area Chapter of the Sierra Club; Marilyn Lohrbach, 4721 Lincoln Way; Rebecca Stillman Witter, 1268 - 5th Avenue. Richard Petrick, 1488 La Playa and a member of TEKA; Jim Walsh, 2662 - 40th Avenue and the Vice-President of SPEAK; Dennis Hyde, 1285 - 2nd Avenue and a member of the Western San Francisco Coalition; Richard Sklar of the Wastewater Management Program; S. Myron Tatarian, Director of Public Works; Gretchen Cotter, 4116 Ortega Street; Dennis Oroke, 711 - 48 h Avenue; and Robert Purdy of Kennedy Engineers.

When it was determined that no one else wished to address the Commission on this matter, it was moved by Commissioner Starbuck, seconded by Commissioner Dearman, and carried unanimously that the public hearing be closed. The Commission also invited members of the public to submit additional comments in writing by June 26.

A standard tape cassette recording of the proceedings is available in the files of the Department of City Planning for public listening or transcription.

In addition, Barbara Moore and Rita R. Lerner, Court Reporters, were present and will prepare a transcript of the proceedings which will be available in the files of the Department of City Planning.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JUNE 23, 1977
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of May 19, 1977.
APPROVED as SUBMITTED

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded the Commission that the first of a series of three Residential Zoning Workshops for concerned citizens of the Chinatown and Nob Hill areas will be held this Saturday, June 25, from 1:00 p.m. until 4:00 p.m. at the Commodore Stockton School, 950 Clay Street.

The Director reported that Mayor Moscone has initiated a Neighborhood Business Outreach Program.

The Director advised the Commission that the Finance Committee of the Board of Supervisors, meeting on Wednesday, had approved the Department of City Planning's application to the Federal Economic Development Administration for grant funds.

The Director reminded members of the Implementation Committee (Commissioners Starbuck, Bierman, Dearman) of a meeting scheduled next Thursday, June 30 at 11:00 a.m., to discuss the Residential Zoning Study.

The Director announced that the Memorandum of Understanding defining the responsibilities of the Department of City Planning, the Redevelopment Agency and the Port relative to the Redevelopment Survey Area in the North-eastern Waterfront will be signed tomorrow. The Department will seek funds from the Association of Bay Area Governments (ABAG) for this project.

The Director reported that the Planning, Housing, and Development Committee of the Board of Supervisors, meeting on Tuesday, had voted 2-1 to recommend to the full Board that the proposal to designate the Castro Theater as a Landmark be disapproved.

The Director informed the Commission that the most recent plans for Yerba Buena Center had been unveiled; and he indicated that the staff of the Department of City Planning will prepare comments relating to the proposed plans.

Commissioner Bierman asked if a date has been set for consideration of a request for discretionary review of building permit applications for property at 63 Mullen Street. Robert Passmore, Planner V (Zoning), replied that the matter will be calendared for the meeting of June 30, 1977.

The Commission voted unanimously to adopt Resolution No. 7756 commending James J. Finn on the occasion of his retirement from the service of the City and County of San Francisco.

After discussion, the Commission voted unanimously to adopt Resolution No. 7757 urging the Board of Supervisors to extend the parking tax at its present level of 15% for such period as the Board of Supervisors deems appropriate.

2. Consideration of draft resolution supporting application of the Foundation for San Francisco's Architectural Heritage for grant funds from the State Office of Preservation for an architectural and historical survey of the Downtown area.

ADOPTED Resolution No. 7758 Vote: 6-0

2:30 P.M.

3. DR77.31 - 1071 Girard Street, east line, 80 feet north of Ward Street. Discretionary Review of Building Permit Application No. 7703252 for construction of a two-story, four-unit residential building in an R-3 and proposed RM-1 District.
(Postponed from meeting of May 26, 1977.)
The Commission voted 6-0 to announce its intention to adopt a resolution disapproving the permit application at its meeting on June 30, 1977.
4. RS77.5 - Public Hearing on Tentative Map for a 15 lot subdivision on Watt Avenue south of Hanover Street, Lots 2, 3, 18, 19, 23 and portions of 6A and 7 in Assessor's Block 6494.
(Postponed from meeting of May 26, 1977.)
CONSISTENT with MASTER PLAN subject to Conditions Resolution No. 7759
Vote: 7-0

3:00 P.M.

5. MP77.5 - Public Hearing on Institutional Master Plan for French Hospital, 4131 Geary Boulevard, in the block bounded by Geary Boulevard, Anza Street, and Fifth and Sixth Avenues; in C-2 and R-3 Districts and in an 80-E height and bulk district.
The public hearing was HELD and comments were made by members of the Commission, the staff and the public.
6. RS77.10 - Public Hearing on Tentative Map for 16-unit Condominium Conversion Subdivision at 91-99 Sixth Avenue, Lot 19 in Assessor's Block 1352.
CONSISTENT with MASTER PLAN subject to Conditions Resolution No. 7760
Vote: 7-0

7. RS77.8 - Public Hearing on Tentative Map for 26-unit Condominium Subdivision at 925-45 Corbett Avenue at 23rd Street, Lots 10, 16 and 24 in Assessor's Block 2808.
CONSISTENT with MASTER PLAN subject to Conditions Resolution No. 7761
Vote: 7-0
8. R77.21 - Vacation of Poultry Place and Portions of Jerrold Avenue and Rankin Streets.
IN CONFORMITY with MASTER PLAN Vote: 7-0

4:00 P.M.

9. CU77.15 - Pier 41, North Side of The Embarcadero, at the foot of Powell Street. Request for authorization to operate a temporary parking lot with 350 spaces on an existing pier; in a C-2 District and in Northern Waterfront Special Use District No. 1. (EE76.239)
(Under Advisement from meeting of June 2, 1977.)
APPROVED with CONDITIONS Resolution No. 7762 Vote: 7-0
10. DR77.12 - 145 Carmel Street, south line, 100 feet east of Shrader Street. Discretionary Review of Building Permit Application No. 7705621 for a one- or two-unit dwelling in an R-2 and proposed RH-2 District. (Continued from meeting of June 2, 1977.)
APPROVED for ONE Unit ONLY subject to Conditions Resolution No. 7763
Vote: 5-1
11. DR77.38 - 501 Washington Street, southwest corner of Sansome Street, in the Portsmouth Corridor.
Discretionary Review of Building Permit Application No. 7704410 for a one-story retail commercial building of 1,996 square feet, in a C-3-0 District.
APPROVED with CONDITIONS Resolution No. 7769 Vote: 6-0
12. DR77.41 - 2155 Webster Street (University of the Pacific Dental School). Consideration of Request for Discretionary Review of Building Permit Application No. 7705881 for conversion of 6,500 square feet of a portion of a garage to classrooms, laboratories and office space for a respiratory therapy school.
POSTPONED until meeting of July 14, 1977 Vote: 7-0

Adjourned: 6:50 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JUNE 30, 1977
100 LARKIN STREET
12:45 P.M.

DOCUMENTS
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PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Starbuck.

12:45 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:45 p.m. to take a field trip to properties to be considered during July.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes
Minutes of the meetings of May 12 and June 21, 1977,
APPROVED as SUBMITTED Vote: 4-0
3. Current Matters

Rai Y. Okamoto, Director of Planning, informed members of the Commission that next Thursday's Meeting will begin at 1:15 p.m.

The Director reported that the Board of Permit Appeals, meeting on Wednesday night, had approved three building permit applications for properties in the vicinity of Elsie Street conditional upon widening of the street to a width of 21 feet. The Director noted that other permit applications for the area are being held by the Department of City Planning at the request of the Board of Supervisors pending a staff study of the area. The Director indicated that the Board of Permit Appeals had also approved building permit applications for property located at 363-365 Third Avenue.

The Director advised the Commission that he will request the Mayor and the Chief Administrative Officer to join with him in sending a letter to the new Commanding Officer of the Presidio asking him to reaffirm the City's Memorandum of Understanding with the Presidio and to suggest any changes which he might feel to be appropriate.

The Director reported that the Board of Supervisors, meeting on Monday, had deferred action on the Department of City Planning's request for authorization to apply for Federal funds for economic development planning activities. However, he expected that the Board will act on the matter at its meeting next Tuesday.

The Director advised the Commission that the Board had also allowed the City's parking tax to revert from 15% to 10%. However, the Parking Authority has scheduled a Special Meeting to consider raising its parking rates to the level which was charged when the 15% tax was in effect.

The Director announced that he had met with representatives of employee organizations who represent employees in the Department of City Planning to discuss alternatives for implementation of the salary savings program mandated by the Board of Supervisors.

Commissioner Dearman inquired about the status of the proposed ordinance which would control the location of adult book-stores and theaters. The Director replied that Supervisor Feinstein has been working on amendments to the proposed ordinance. Once the amendments have been formally introduced, the matter will have to be referred back to the City Planning Commission.

2:30 P.M.

4. CU77.32 - North side of Pier 1, east of The Embarcadero.
Request for authorization to use a ferry boat for non-maritime activities without otherwise required off-street parking; in a C-2 District and in Northern Waterfront Special Use District No. 1. The proposed non-maritime uses would involve commercial offices and an entertainment complex including a film screening room, a maritime museum, and a film production facility.
(Continued from meeting of June 9, 1977.)
APPROVED with CONDITIONS Resolution No. 7765 Vote: 5-0
5. DR77.31 - 1071 Girard Street, east line, 80 feet north of Ward Street.
Consideration of a draft resolution disapproving Building Permit Application No. 7703252 for construction of a two-story, four-unit residential building in an R-3 and proposed RM-1 District.
(Under Advisement from meeting of June 23, 1977.)
Draft Resolution was ADOPTED and application was DISAPPROVED
Resolution No. 7766 Vote: 5-0
6. R77.4 - Vacation of Baxter Alley between Yerba Buena and Casitas Avenues.
NOT in Conformity with Master Plan; Revocable Encroachment Permit SUGGESTED INSTEAD. Vote: 5-0

3:00 P.M.

7. DR77.44 - 63 Mullen Avenue.
Consideration of a request for Discretionary Review of Building Permit Application No. 7705465 for a horizontal expansion of the second floor level of an existing building for a bedroom, bath and balcony, the rear building wall of which would have a height of approximately 26.5 feet.
CONTINUED until Meeting of July 14, 1977 Vote: 6-0
8. Current Matters, Continued

After discussion, the Commission voted unanimously to adopt Resolution No. 7767 to modify Resolution No. 7754 by accepting the recommendation of the Redevelopment Agency for appointment of one additional member to the Waterfront Planning Advisory Committee.

Adjourned: 4:05 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JULY 7, 1977
ROOM 282, CITY HALL
1:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Lau, Rosenblatt, Smith, Starbuck.

1. Current Matters

Rai Y. Okamoto, Director of Planning, introduced Romaine Smith, Secretary to the Public Utilities Commission, who will be sitting on the Commission as Mr. Wentz's alternate while Mr. Carey is on vacation.

The Director reported that the Citizens Advisory Committee for the Community Development Program, meeting later in the afternoon, was scheduled to consider the proposed Community Development budget for the Department of City Planning for 1978.

The Director informed the Commission that the Board of Supervisors, meeting on Tuesday, had sustained the Commission's disapproval of an application to rezone properties at 1052-62 Oak Street and 444 Divisadero Street from R-4 and Proposed RH-3 to C-2. The Board also approved the proposal for designation of the Castro Theater as a Landmark and authorized the Department of City Planning to file for grant funds from the Economic Development Administration.

Commissioner Starbuck, remarking that the Commission had conducted a discretionary review of only Phase I of the Bank of America Data Center, requested other members of the Commission to make the staff of the Department of City Planning aware of any concerns which they might have regarding Phase II of the project.

The Director reported that his recommendation to the Chief Administrative Officer regarding the proposal to designate the Tenderloin District as a Rehabilitation Assistance Program (RAP) area will soon be finalized.

The Director advised the Commission that he had been asked by the Chief Administrative Officer to recommend members to be appointed to a design advisory panel for the Yerba Buena Center Project. At the suggestion of Commissioner Rosenblatt, the Commission requested that a letter be sent to the Chief Administrative Officer and the Redevelopment Agency urging that the public be thoroughly involved as alternate designs are considered.

1:45 P.M.

2. CU77.34 - Howard Street, southwest corner of 4th Street.
Request for authorization for 200 units of elderly housing in a nine-story building with a community facility, a garden, outdoor recreational space and 19 uncovered parking stalls; in a C-3-S Use and 340-I Height and Bulk District and in the Yerba Buena Redevelopment Project Area D-1. (Exempt from Environmental Evaluation.)
APPROVED with CONDITIONS Resolution No. 7768 Vote: 7-0
3. CU77.37 - 534 Precita Avenue, south line, 130 feet east of Alabama Street.
Request for authorization to demolish a rear-yard shed and to construct a two-story, 1500 square foot addition to the existing Precita Valley Community Center; in an R-3 and Proposed RH-2 Use District and in a 40 X Height and Bulk District. (EE77.151)
APPROVED with CONDITIONS Resolution No. 7769 Vote: 7-0
4. DR77.40 - 1547 Page Street, south line, 165 feet east of Ashbury Street.
Discretionary Review in lieu of Conditional Use request for authorization to convert the ground floor unit of an existing three-story residential building into offices for a private school; in an R-3.5 and Proposed RM-1 Use and a 40 X Height and Bulk District. (EE77.144)
APPROVED with CONDITIONS Resolution No. 7770 Vote: 5-2
- 3:00 P.M.
5. DR77.36 - 780 South Van Ness Avenue, west line, 75 feet north of 19th Street.
Request for authorization for construction of a five-unit residential building on a lot having an area of 5,512 square feet; in an R-4 and Proposed RH-3 Use and a 50-X Height and Bulk District. (EE77.152)
POSTPONED until meeting of August 4, 1977 Vote: 7-0
6. ZM77.8 - 2548-2566 California Street, north line, 129 feet east of Pierce Street and 175 feet west of Steiner Street.
R-4 and Proposed RH-2 to a C-2 District. (EE77.152)
WITHDRAWN Resolution No. 7771 Vote: 7-0
7. ZM77.9 - 2300-2350 Judah Street, north line, between 28th and 29th Avenues.
R-3 and Proposed R-C-1 to an R-3-C District. (EE77.143)
TAKEN UNDER ADVISEMENT until meeting of July 14, 1977 Vote: 7-0
8. ZM77.10 - 400-498 Francisco Street, 2300-2310 Mason Street, 5-99 Vandewater Street, and 2201-2215 Powell Street, being properties bounded by Francisco, Mason, Vandewater and Powell Streets.
R-4 and Proposed R-C-3 to a C-2 or an R-4-C District. (EE77.172)
Reclassification to R-4-C APPROVED Resolution No. 7772
Vote: 7-0

4:00 P.M.

9. EE77.304 - Consideration of Draft Environmental Impact Report for the Westside Transport/Storage Project, Wastewater Management Implementation Project IX, involving a consolidation sewer up to 50 feet wide by more than 30 feet deep under the Upper Great Highway; a pump station approximately 20 feet high, 65 feet wide and 230 feet long, south of Sloat Boulevard; associated sewerage facilities; and reconstruction of the Upper Great Highway following construction of the proposed sewer project components.

(Under Advisement from meeting of June 21, 1977.)

CONTINUED Under Advisement until meeting of July 14, 1977.

Vote: 7-0

Adjourned: 4:15 P.M.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JULY 14, 1977
ROOM 282, CITY HALL
2:15 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Lau, Rosenblatt, Smith, Starbuck.

2:15 P.M.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Regional Planning Committee of the Association of Bay Area Governments (ABAG) will soon be scheduling public hearings on the new plan which it is preparing.

The Director reported that ABAG's Environmental Management Plan is also nearing completion and that the Board of Supervisors has adopted a resolution requesting the Department of City Planning to conduct an analysis of the policy implications of the plan locally and to obtain local community input regarding the plan. The Director stated that he intends to ask for authorization from the Commission and the Board of Supervisors to apply for funds which are available to assist the Department in this project.

The Director reported on a meeting which he had attended during the past week with representatives of the Chamber of Commerce.

The Director advised the Commission that a letter to the Commanding Officer of the Presidio is being processed which will request confirmation of the Memorandum of Understanding between the City and the Presidio.

The Director announced that the first meeting of the new Northeast Waterfront Advisory Committee will be held next Monday, July 18, at 4:00 p.m. in the Port Commission meeting room.

The Director reported that he had attended a meeting of the Community Development Advisory Committee last Thursday to discuss the Department of City Planning's request for Community Development funds for 1978. He indicated that the proposed budget emphasizes neighborhood planning activities in high-need areas.

The Director reminded the Commission of a field trip scheduled for next Thursday, July 21, at 12:00 noon with the San Francisco Council of District Merchants Associations.

Commissioner Starbuck announced that a model of the new building proposed for the City of Paris site will be unveiled next Monday, July 18, at 9:30 a.m.

Commissioner Starbuck requested the staff of the Department of City Planning to advise the Commission of what review powers it will have over the medical office building proposed by St. Mary's Hospital at the close of current litigation.

The Commission requested that a meeting of the Implementation Committee (Commissioners Starbuck, Bierman, Rosenblatt) be scheduled at 11:00 a.m. next Thursday, July 21, to discuss alternatives for re-use of the former Sears store at 3120 Mission Street. Interested parties are to be invited to attend the meeting.

2. Consideration of draft resolution authorizing the Director of Planning to submit a Supplemental Appropriation Request for Funds for Residential Zoning Study Report and Notices.

ADOPTED Resolution No. 7773 Vote: 6-0

2:30 P.M.

3. DR76.10 - 2040 Laguna Street, east side, 72.7 feet south of Sacramento Street. Consideration of a Request for Discretionary Review of Building Permit Application No. 457813 for a 15-unit dwelling in an R-4 zoning district proposed for reclassification to R-2 and RH-2. Request DENIED Vote: 7-0
4. ZM77.9 - 2300-2350 Judah Street, north line, between 28th and 29th Avenues. R-3 and Proposed R-C-1 to a C-2 District.
(Under Advisement from meeting of July 7, 1977.)
APPROVED Resolution No. 7774 Vote: 7-0

3:00 P.M.

5. EE76.90 - Consideration of Draft Environmental Impact Report for a proposed Parking Structure for 475 automobiles in the block bounded by The Embarcadero and Mission, Steuart, and Howard Streets.
(Under Advisement from meetings of March 31, April 14, and May 12, 1977.)
POSTPONED Indefinitely Vote: 7-0
6. R77.10 - Proposed Acquisition of Property by the San Francisco Parking Authority for construction of the Embarcadero/Mission Parking Garage.
(Postponed from the meetings of March 31, April 14, and May 12, 1977.)
POSTPONED Indefinitely Vote: 7-0
7. DR77.33 - 1110 Green Street, north side, 68.75 feet west of Leavenworth Street.
Consideration of a Request for Discretionary Review of Building Permit Application No. 461880 for a three-unit dwelling in an R-3 zoning district (proposed for reclassification to RH-3.)
Request DENIED Vote: 7-0

8. DR77.44 - 63 Mullen Avenue, north side, 230 feet east of Alabama Street. Consideration of a Request for Discretionary Review of Building Permit Application No. 7705465 for a horizontal expansion of the second floor level of an existing building for bedroom, bath and balcony, the rear building wall of which would have a height of approximately 26.5 feet.
(Continued from meeting of June 30, 1977.)
CONTINUED until meeting of August 11, 1977. Vote: 7-0

4:00 P.M.

9. DR77.42 - 5175 Diamond Heights Boulevard, southeast corner of Safira Lane. Consideration of Request for Discretionary Review of Building Permit Application No. 7706036 for a 44-unit dwelling in an R-3 zoning district (proposed for reclassification to PR) within the Diamond Heights Redevelopment Area.
CONTINUED until meeting of August 14, 1977. Vote: 7-0
10. EE77.304 - Consideration of Draft Environmental Impact Report for the Westside Transport/Storage Project, Wastewater Management Implementation Project IX, involving a consolidation sewer up to 50 feet wide by more than 30 feet deep under the Upper Great Highway; a pump station approximately 20 feet high, 65 feet wide and 230 feet long, south of Sloat Boulevard; associated sewerage facilities; and reconstruction of the Upper Great Highway following construction of the proposed sewer project components.
(Under Advisement from meeting of June 21 and July 7, 1977.)
POSTPONED until the meeting of July 21, 1977. Vote: 6-0

Adjourned: 5:00 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JULY 21, 1977
100 LARKIN STREET
12:00 NOON

PRESENT: Commissioners Bierman, Dearman, Elliott, Lau, Rosenblatt, Starbuck, Wentz.

12:00 Noon - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12.00 noon to take a field trip with the San Francisco Council of District Merchants Associations to selected neighborhood shopping districts.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the meeting of May 26, 1977, APPROVED with CORRECTIONS and minutes of the meeting of June 2, 1977, APPROVED as SUBMITTED.
Vote: 7-0

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that Pete Groat, Planner IV - Urban Systems Analyst, has been in the hospital.

The Director announced that the Commission is scheduled to take a field trip to properties to be considered during August at 12:45 p.m. next Thursday, July 28.

The Director reported that a joint public hearing will be held by the City Planning Commission and the Director of Public Works on August 11, at 2:30 p.m. to consider a new residential/commercial development being proposed for the Golden Gateway Redevelopment Project Area.

The Director stated that he had met with the new Director of Airports to discuss access and energy issues.

The Director advised the Commission that a workshop on urban growth and development in California will be held next Tuesday evening, July 26, at 7:30 p.m. in the Student Union at San Francisco State University.

The Director reported that the Board of Supervisors, meeting on Monday, had postponed for one week the hearing of an appeal from the Commission's disapproval of conditional use authorization for a wood entry structure for a proposed restaurant at 35 Bay Street.

Commissioner Starbuck requested the staff to bring the Commission up-to-date on the status of the design plan for Upper Market Street.

Commissioner Starbuck reported that the Implementation Committee of the Commission had met earlier in the day to consider the current status of proposals for re-use of the former Sears Store at 3120 Mission Street. The Committee had recommended that a continuing dialogue be established among interested parties and had requested that the staff of the Department of City Planning implement the liaison process.

Commissioner Starbuck indicated that the Environmental Review Officer had requested the consultants preparing the Environmental Impact Report for the Yerba Buena Center Project to include an analysis of alternate land uses and energy conservation and design alternatives in the Environmental Impact Report. While the Redevelopment Agency and the Project Co-ordinator feel that this process may cause delays which could jeopardize the project, he agreed with the Environmental Review Officer that greater delays would more likely occur if the information has to be incorporated into the Comments and Responses addendum to the report rather than being provided in the report itself. After discussion, the Commission requested that a letter be sent to the Redevelopment Agency and the Project Co-ordinator in support of the request of the Environmental Review Officer.

4. Consideration of Draft Resolution authorizing the Department of City Planning to conduct an analysis of the Environmental Management Plan prepared by the Association of Bay Area Governments (ABAG) and authorizing the Director of Planning to seek funds from the Environmental Protection Agency and the State of California Water Resources Control Board under Federal Public Law 92-500, Section 208, for this project.

ADOPTED Resolution No. 7775 Vote: 7-0

5. Consideration of Resolution authorizing the Director to receive funds from the California Department of Vocational Rehabilitation to create a Career Development Opportunity position in the Department of City Planning.

ADOPTED Resolution No. 7776 Vote: 7-0

6. Presentation of the findings of the Department of City Planning's Survey of Architecturally Significant Buildings in San Francisco.

Richard Hedman, Planner V - Urban Design and Jerney Kot s, Planner II, made the presentation and responded to questions raised by members of the Commission.

3.00 P.M.

7. EE77.304 - Consideration of Draft Environmental Impact Report for the Westside Transport/Storage Project, Wastewater Management Implementation Project IX, involving a consolidation sewer up to 50 feet wide by more than 30 feet deep under the Upper Great Highway; a pump station approximately 20 feet high, 65 feet wide and 230 feet long, south of Sloat Boulevard; associated sewerage facilities; and reconstruction of the Upper Great Highway following construction of the proposed sewer Project components.

(Under Advisement from meetings of June 21, July 7, and July 14, 1977.)

Continued under advisement until meeting of July 28, 1977

Vote: 7-0

8. Presentation of Status Report on Transit Preferential Streets Program. Jonathan Twichell gave an oral status report on this matter and responded to questions raised by members of the Commission.
9. Report on Programs recommended to the Office of Community Development for 1978 funding. George A. Williams, Assistant Director - Plans and Programs, reported on this matter.
10. Status Report on Rehabilitation Assistance Program (RAP) Feasibility Studies. Moira So, City Planning Co-ordinator, reported on this matter.
11. Consideration of a Draft Resolution approving a Detailed Study of the 100 Block of Elsie Street to be undertaken by the Northwest Bernal Heights Block Club and supporting Neighborhood Request for withholding approval of any new construction, public or private, pending completion of the study.

Following discussion, the Commission voted 5-0 to adopt Resolution No. 7777 authorizing the Department of City Planning to monitor the development of a plan for the rational development of this block by the Northwest Bernal Heights Block Club and instructing the staff to facilitate the co-ordination and communication among applicants for any permits or authors of development proposals and those persons executing the study.

Adjourned: 6:10 p.m.

8-77

- SAN FRANCISCO
- CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY

JULY 28, 1977
100 LARKIN STREET
12:45 P.M.

PRESENT: Commissioners Bierman, Elliott, Lau, Rosenblatt, Starbuck, Wentz.

12:45 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:45 p.m. to take a field trip to properties scheduled for consideration during August.

2:15 P.M. - 100 Larkin Street

2. Approval of Minutes

Minutes of the meeting of June 16, 1977, APPROVED with CORRECTION.
Vote: 6-0

3. Current Matters

Commissioner Starbuck requested that a meeting of the Implementation Committee (Commissioners Starbuck, Bierman, Dearman) be scheduled at 11:00 a.m. next Thursday, August 4, to discuss issues raised in a letter from the Mission Planning Council concerning the vicinity of the former Sears store at 3120 Mission Street and other matters.

Rai Y. Okamoto, Director of Planning, informed the Commission that the Board of Supervisors, meeting on Monday, had approved the proposal to designate the Castro Theater as a Landmark. The Board had deferred action on the appeals from actions of the City Planning Commission involving properties at 35 Bay Street and at 43 Main and 38-68 Spear Streets.

The Director distributed copies of a memorandum which had been prepared by Alan Lubliner of the staff of the Department of City Planning regarding the current status of plans for Upper Market Street.

The Director reported that he had met with the developers of the proposed Levi Place project and had urged them to consider including subsidized housing in their project.

2:30 P.M.

4. EE76.162 - Consideration of Draft Environmental Impact Report for a proposed 31 story office building at 180 Montgomery Street. (Under Advisement from meeting of May 12, 1977.) CERTIFIED as COMPLETE. Resolution No. 7778. Vote: 4-1 Subsequently, the Commission voted unanimously to request the Director to meet with the applicant to discuss the design of the proposed building and to report back to the Commission on August 11.

5. RS77.9 - Tentative Map for 6-Lot Subdivision at Extension of Burnett Avenue at Twin Peaks Boulevard, Lot 13 in Assessor's Block 2719.
CONSISTENT with MASTER PLAN subject to CONDITIONS
Resolution No. 7779 Vote: 5-0
6. RS77.14 - Tentative Map for 60-Unit Condominium Subdivision at 1652 Taylor Street, Lots 23-27A and 31 in Assessor's Block 149.
CONSISTENT with MASTER PLAN subject to CONDITIONS
Resolution No. 7780 Vote: 5-0
- 3:00 P.M.
7. RS77.11 - Tentative Map for 12-Unit Condominium Conversion Subdivision at 637 Powell Street, Lot 1A in Assessor's Block 273.
CONSISTENT with MASTER PLAN subject to CONDITIONS
Resolution No. 7781 Vote: 6-0
8. RS77.13 - Tentative Map for 13-Unit Condominium Subdivision at Northeast corner of Steiner and O'Farrell Streets, Lots 11, 12, 14, 14A, 15, 15A and 15B in Assessor's Block 707.
CONSISTENT with MASTER PLAN subject to CONDITIONS
Resolution No. 7782 Vote: 6-0
9. R77.9 - Vacation of Portion of San Bruno Avenue between Bayshore Boulevard and James Lick Freeway.
IN CONFORMITY with MASTER PLAN subject to CONDITION Vote: 6-0
10. R77.23 - Revocable Encroachment Permit on Leavenworth Street between Columbus Avenue and Beach Street for Holiday Inn entrance.
IN CONFORMITY with MASTER PLAN subject to CONDITION Vote: 6-0
11. R77.34 - Yerba Buena Center Plan Redevelopment Project Amendment No. 4 to change designation of portion of block bounded by 3rd and 4th, Folsom and Harrison Streets from "E-Business Services and Light Industry" to "D-Housing".
IN CONFORMITY with MASTER PLAN Vote: 6-0
12. EE77.304 - Consideration of Draft Environmental Impact Report for the Westside Transport/Storage Project, Wastewater Management Implementation Project IX, involving a consolidation sewer up to 50 feet wide by more than 30 feet deep under the Upper Great Highway; a pump station approximately 20 feet high, 65 feet wide and 230 feet long, south of Sloat Boulevard; associated sewerage facilities; and reconstruction of the Upper Great Highway following construction of the proposed sewer project components.
(Under advisement from meetings of June 21 and July 7 and 14, 1977.)
CERTIFIED as COMPLETE Resolution No. 7783 Vote: 6-0

13. R77.30 - Revocable Encroachment Permit for Landscaped Plaza on Willows Street between Gough and Franklin Streets.
CONTINUED until meeting of September 29, 1977 Vote: 6-0

4:00 P.M.

14. Report on findings of MUNI Metro Accessibility Study.
Jonathan Twichell, Transit Planner III, reported orally on this matter and replied to questions raised by members of the Commission.

Adjourned: 5:20 p.m.

DOCUMENTS
AUG 10 1977

SAN FRANCISCO
CITY PLANNING COMMISSION

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY

AUGUST 4, 1977
ROOM 282, CITY HALL
1:45 P.M.

PRESENT: Commissioners Bierman, Carey, Elliott, Lau, Rosenblatt, Starbuck.

1:45 P.M.

1. Current Matters

R. Spencer Steele, Acting Director of Planning, introduced Mary Anne Miller and Gary Lee who have recently joined the Department of City Planning as Planner IIs. He also introduced Susan Slack and Shelly Smith who are serving as volunteers with the Department of City Planning during the summer under a program sponsored by the Higher Education Consortium for Urban Affairs, Inc., a Minnesota Corporation.

Mr. Steele reported that the Board of Permit Appeals, meeting on the previous evening, had over-ruled the Commission's disapproval of a building permit application for a 150-unit residential building at 900 Bush Street.

Mr. Steele advised the Commission that the Landmarks Preservation Advisory Board has requested the Commission to conduct a discretionary review of the new San Francisco Board of Realtors Office Building proposed for the southwest corner of Franklin and Grove Streets.

Mr. Steele informed the Commission that a new rubber stamp has been prepared by the Department of City Planning which hopefully will simplify and clarify actions taken on permits.

Mr. Steele announced that the Commission has received a formal request from the Board of Supervisors to review and comment upon amendments to the City Planning Code which were recently proposed by Supervisor Kopp.

Mr. Steele reported that Michael Painter, Landscape Architect, will present alternate design schemes which he has prepared for the Great Highway at the Commission's next meeting on August 11.

Commissioner Starbuck reported on the discussion which had occurred relative to properties in the vicinity of the former Sears Store at 3120 Mission Street during the meeting of the Commissioners' Implementation Committee which had been held earlier in the day.

Commissioner Starbuck advised the other members of the Commission that the Department of City's Environmental Review Officer has a copy of the final Environmental Impact Report for the proposed expansion of the Hastings College of the Law. The Commission will not be formally involved in the process of reviewing this report.

2:00 P.M.

2. DR77.36 - 780 South Van Ness Avenue, west line, 75 feet north of 19th Street.
Discretionary Review in lieu of request for Conditional use authorization for construction of a five-unit residential building on a lot having an area of 5,512 square feet; in an R-4 and proposed RH-3 use and a 50-X Height and Bulk District. (EE77.111)
(Postponed from meeting of July 7, 1977)
Taken UNDER ADVISEMENT until meeting of August 11, 1977
Vote: 5-0
3. CU77.40 - 850 Bryant Street, north line, between 7th and Harriet Streets.
Request for authorization for construction of an addition to the existing Hall of Justice over the existing Coroner's office fronting on Harriet Street which would have building dimensions in excess of the bulk standards of the City Planning Code. The project would add two courtroom floors at the second and third levels of the building and two elevator towers and smoke shafts six stories in height (three additional floors of office space are contemplated for future development); in a P-Use and 105-K Height and Bulk District (EE77.212)
Taken UNDER ADVISEMENT until meeting of August 11, 1977
Vote: 6-0
4. CU77.38 - Yerba Buena Redevelopment Project area, property bounded by Shipley, O'Doul, Clara, and Maloney Streets, east of 4th Street and North of Harrison Street.
Request for Planned Unit Development authorization for 140 units of housing for the elderly in an 8-story building with 29 off-street parking spaces; in an M-1 Use and 130-G and 80-K Height and Bulk Districts.
(Exempt from Environmental Evaluation)
APPROVED with CONDITIONS Resolution No. 7784 Vote: 6-0
5. DR77.43 - Southeast corner of Hyde and Chestnut Streets.
Discretionary Review in lieu of Request for Conditional use authorization for a four-family dwelling with six off-street parking spaces on a lot of 5,950 square feet; in an R-5 and proposed RH-3 Use and a 40-X Height and Bulk District.
(Exempt from Environmental Evaluation)
POSTPONED until meeting of September 22, 1977 Vote: 6-0

6. CU77.36

DR77.46(CU) - Mount Zion Hospital, 1600 Divisadero Street, northeast corner of Post Street.

- A. Discretionary Review in lieu of Conditional Use Authorization for construction of a 7th floor addition to the existing 6-story building at the northeast corner of Divisadero and Post Streets and for construction of a one-story-over-basement administration building in the courtyard 66 feet north of Post Street; in a C-2 and Proposed I Use District.

APPROVED with CONDITIONS Resolution No. 7785 Vote:6-0

- B. Request for Conditional Use Authorization for a 7th floor addition to the existing 6-story building at the northeast corner of Divisadero and Post Streets which would result in a building with dimensions in excess of the bulk standards of a 130-E Height and Bulk District.

APPROVED with CONDITIONS Resolution No. 7786 Vote: 5-1

7. DR77.42 - 5175 Diamond Heights Boulevard, southeast corner of Safira Lane.

Consideration of a Request for Discretionary Review of Building Permit application No. 7706036 for a 44-unit building in a R-3 zoning district (proposed for reclassification to PR) within the Diamond Heights Redevelopment area.

(Continued from the meeting of July 14, 1977)

Request DENIED Vote: 5-1

4.00 P.M.

8. DR77.31 - 1071 Girard Street, east line, 80 feet north of Ward Street.

Discretionary Review of Building Permit application No. 7703252 for construction of a two-story, three-unit residential building in an R-3 and proposed RM-1 District. (A proposal for a four-unit building on this site was disapproved by the Commission on June 30, 1977)

APPROVED for 2 UNITS ONLY Resolution No. 7787 Vote: 5-0

Adjourned: 5:40 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
AUGUST 11, 1977
100 LARKIN STREET
2:15 P.M.

DOCUMENTS
FBI LIBRARY

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Lau, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of June 30, 1977, APPROVED as SUBMITTED.
Vote: 5-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that Civil Service will be conducting an examination for Planner III positions in the Department of City Planning next week.

The Director announced that arrangements are being made for a joint meeting of the City Planning Commission, the Recreation and Park Commission, and the Director of Public Works for consideration of alternate plans for redesign of the Ocean Beach - Great Highway area. The meeting is tentatively scheduled to be held on Thursday, September 15, in the Hall of Flowers in Golden Gate Park.

The Director reminded members of the Commission of a public meeting to be held on Saturday, August 13, at the John Muir School Auditorium, 380 Webster Street, to discuss the possibility of using the Rehabilitation Assistance Program (RAP) to improve housing conditions in the Hayes Valley - Western Addition area. The meeting will be held from 10:30 a.m. until 1:30 p.m.

The Director indicated that he expects that he will transmit his recommendations on the proposal to designate the Tenderloin District as a RAP area to the Chief Administrative Officer by the end of next week.

The Director advised the Commission that members of the staff of the Department of City Planning have been meeting with representatives of the Chamber of Commerce to discuss industrial siting and a general development strategy for the eastern section of the City.

The Director reported that he has met with the developers of property at Candlestick Cove as final plans for that project are being prepared.

The Director, reporting on meetings held with the architect of a proposed office building to be located at 180 Montgomery Street, stated that the staff of the Department of City Planning is satisfied with changes which are being made in the plans for the building and indicated that the staff would continue to meet with the architect. The Commission authorized the staff to release

the building permit application for the project and requested that the staff continue to meet with the architect.

Commissioner Starbuck repeated a request which he had made on June 16, asking the staff of the Department of City Planning to investigate the possibility of joint use of the proposed Performing Arts Center Garage, particularly at the street level, and to transmit its recommendations to the Art Commission and the Parking Authority.

Commissioner Starbuck requested that a meeting of the Implementation Committee of the Commission (Commissioners Starbuck, Bierman, Dearman) be scheduled at 11:00 a.m. next Thursday, August 18, to discuss the Residential Zoning Study.

At the request of Commissioner Starbuck, the Commission authorized President Lau to address a letter to the developers of a proposed building at California and Front Streets in support of the staff of the Department of City Planning's position that design changes should be made in the building to provide for more sidewalk space.

2. Public Hearing on Proposed Amendment to the Conflict of Interest Code of the City Planning Commission and Department.

APPROVED Resolution No. 7786 Vote: 7-0

2:30 P.M.

3. DR77.14 - 63 Mullen Avenue, north line, 230 feet east of Alabama Street. Consideration of a request for Discretionary Review of Building Permit Application No. 7705465 for a horizontal expansion of the second floor level of an existing building for a bedroom, bath, and balcony, the rear building wall of which would have a height of approximately 26.5 feet.
(Continued from meetings of June 30 and July 14, 1977)
CONTINUED until meeting of September 8, 1977 Vote: 7-0
4. CU77.39 - Golden Gateway Redevelopment Project Area, south side of Broadway between Front Street and The Embarcadero, being property north and east of Walton Park.
Request for authorization for a Planned Unit Development consisting of three five-level mixed-use buildings with a total of approximately 150 one-to four-bedroom condominium units over two levels having a total of approximately 250,000 square feet of commercial space and 400 parking spaces (EE76.263)
APPROVED with CONDITIONS Resolution No. 7787 Vote: 6-1
5. R77.33 - Revocable Encroachment Permit for a Pedestrian Bridge over Jackson Street between Davis and Drumm Streets to connect the above described project to the existing Golden Gateway Center.
IN CONFORMITY with MASTER PLAN Vote: 6-0

6. RS77.15 - Joint Public Hearing with the Director of Public Works on a Tentative Map for a 150-Unit Condominium Subdivision for Golden Gateway Center, blocks bounded by Front, Broadway, The Embarcadero, Jackson, Davis and Pacific, all of Assessor's Blocks 167, 168 and 171.
APPROVED with CONDITIONS Resolution No. 7788 Vote: 6-1
7. DR77.52 - Southwest corner of Grove and Franklin Streets. Consideration of Request for Discretionary Review of Building Permit Application No. 7705838 for a proposed office building for the San Francisco Board of Realtors.
CONTINUED until meeting of August 18, 1977 Vote: 6-0

3.00 P.M.

8. Public Hearing on Institutional Master Plan for the San Francisco Conservatory of Music, 1201 Ortega Street, south line, between 19th and 20th Avenues; in an R-3 and an R-1 District.
The public hearing was HELD and comments were made by members of the Commission and staff.
9. Public Hearing on Institutional Master Plan for the California College of Podiatric Medicine, 1770 Eddy Street, in the block bounded by Eddy, Scott, Ellis, and Pierce Streets; in an R-3 District.
The public hearing was HELD and comments were made by members of the Commission and staff.
10. CU77.36
DR77.26(CU)-Mount Zion Hospital, 1600 Divisadero Street, northeast corner of Post Street.
- A. Discretionary Review in lieu of Conditional Use Authorization for construction of a 7th floor addition to the existing 6-story building at the northeast corner of Divisadero and Post Streets and for construction of a one-story-over-basement administration building in the courtyard 66 feet north of Post Street; in a C-2 and Proposed I Use District.
APPROVED with CONDITIONS Resolution No. 7789 Vote: 5-1
- B. Request for Conditional Use Authorization for a 7th floor addition to the existing 6-story building at the northeast corner of Divisadero and Post Streets which would result in a building with dimensions in excess of the bulk standards of a 130-E Height and Bulk District.
(Under Advisement from the meeting of August 4, 1977)
APPROVED with CONDITIONS Resolution No. 7790 Vote: 4-2

11. CU77.40 - 850 Bryant Street, north line, between 7th and Harriet Streets.
Request for authorization for construction of an addition to the existing Hall of Justice over the existing Corner's office fronting on Harriet Street which would have building dimensions in excess of the bulk standards of the City Planning Code. The project would add two courtroom floors at the second and third levels of the building and two elevator towers and smoke shafts six stories in height (three additional floors of office space are contemplated for future development); in a P-Use and 105-K Height and Bulk District (EE77.212)
(Under Advisement from the meeting of August 4, 1977)
APPROVED with CONDITIONS Resolution No. 7791 Vote: 5-1
12. DR77.36 - 780 South Van Ness Avenue, west line, 75 north of 19th Street.
Discretionary Review in lieu of request for Conditional use authorization for construction of a five-unit residential building on a lot having an area of 5,512 square feet; in an R-4 and proposed RH-3 use and a 50-X Height and Bulk District. (EE77.111)
(Under Advisement from the meeting of August 4, 1977)
APPROVED with CONDITIONS Resolution No. 7792 Vote: 6-0

ADJOURNED: 5.15 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
AUGUST 18, 1977
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Lau, Starbuck.

Approval of Minutes

Minutes of the meeting of July 21, 1977, APPROVED with CORRECTIONS.

1. Current Matters

President Lau informed the Commission that he has announced his candidacy for Supervisor from the First Supervisorial District. Therefore, in fairness to members of the public who may have matters coming before the Commission, and in view of Mayor Moscone's directive that Commissioners who desire to run for office should leave their Commission posts, he had submitted his resignation from the City Planning Commission to the Mayor earlier in the day.

Rai Y. Okamoto, Director of Planning, reported that the Board of Permit Appeals had cancelled its meeting which had been scheduled for the previous evening.

Acting on the recommendation of the Director, the Commission voted unanimously to cancel its next Regular Meeting on Thursday, August 25, 1977.

Robert Feldman, Planner II, reported on the zoning cases which are scheduled for hearing before the Commission on September 1.

The Director informed the Commission that the Civil Service Department had cancelled the Planner III examination which was to have been held this week.

The Director reported that representatives of the Municipal Planners Association and representatives of other employee organizations which represent employees in the Department of City Planning are meeting with representatives of the Mayor's Budget Bureau and the Board of Supervisors' Budget Analysts' Office to discuss the effect of the Mandatory Salary Savings Program on the Department of City Planning.

The Director reported that the Federal Government has effectively eliminated large cities from its 701 funding program. As a result, some existing positions in the Department of City Planning will not be funded next year.

The Commission tentatively scheduled a meeting of its Budget and Personnel Committee on Thursday, September 15, at 11:00 a.m.

The Director reported on the public meeting which had been held last Saturday to discuss the proposal to establish a Rehabilitation Assistance Program (RAP) for the Hayes Valley - Western Addition Area.

The Director advised the Commission that the Assistance to Business Committee has scheduled a meeting to be held on Thursday, September 8.

The Director indicated that he had learned that the developers of Embarcadero Center IV had asked the Redevelopment Agency for an extension of the deadline for submitting their proposals.

The Director distributed copies of a summary of the work program highlights for the Plans and Programs Division of the Department for the month ending August 15.

Commissioner Starbuck reported on the meeting of the Implementation Committee of the Commission which had been held earlier in the day.

Acting on the recommendation of Commissioner Starbuck, the Commission voted unanimously to adopt Resolution No. 7793 endorsing the Water Conservation - Automatic Irrigation Bond Issue for the Recreation and Park Department which will appear on the November ballot.

2. DR77.52 - Southwest corner of Grove and Franklin Streets.
Consideration of Request for Discretionary Review of Building Permit Application No. 7705838 for a proposed office building for the San Francisco Board of Realtors.
(Continued from meeting of August 11, 1977)
Request DENIED Vote: 4-0. However, the staff of the Department of City Planning and the applicant's architects agreed to continue meeting to discuss possible plan changes.
3. Consideration of Draft Resolution authorizing the Director of Planning to ask the Board of Supervisors for authorization to enter a Work-Study Program Contract with the University of California at Berkeley for the part-time employment of a graduate student in architecture.
APPROVED Resolution No. 7794 Vote: 4-0
4. Presentation of the Commerce and Industry Element of the Master Plan, a Proposal for Citizen Review.
Members of the staff presented the report and responded to questions raised by members of the Commission.
5. Status Report on Regional Planning
Rai Y. Okamoto, Director of Planning, reported orally on the liaison

function being performed by the staff of the Department of City Planning relative to regional planning activities.

6. Consideration of a Draft Resolution authorizing the Director of Planning to apply for, receive and expend funds not to exceed \$5000 to produce a Work Program for the Local Coastal Program as the first phase in complying with provisions set forth by the California Coastal Act of 1976.

APPROVED Resolution No. 7795 Vote: 4-0

7. Report on the Status of Institutional Master Plan Submissions.
Wayne Rieke, Planner IV, presented an oral report on this matter.

Adjourned: 5:10 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
SEPTEMBER 1, 1977
ROOM 282, CITY HALL
1:45 P.M.

ROLL CALL: Commissioners Bierman, Carey, Elliott, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meetings of June 9 and 23 and July 28, 1977, APPROVED as SUBMITTED.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that members of the staff of the Department of City Planning will participate in a meeting of the Assistance to Business Committee to be held next Thursday, September 8.

The Director advised the Commission of a Special Meeting to be held jointly with the Recreation and Park Commission on Thursday, September 15, at 12:30 p.m. in the auditorium of the Hall of Flowers in Golden Gate Park. The purpose of the meeting will be to review alternative proposals for the reconstruction of the Upper Great Highway.

The Director announced that the Open Space Acquisition and Park Renovation Fund Citizens Advisory Committee has scheduled three public hearings, all to be held in Room 2B of City Hall at 7:30 p.m. on the following dates:

- a. Thursday, September 15 - to consider proposals for renovation of existing facilities
- b. Tuesday, September 20 - to consider proposals for acquisition and development of parcels of property in high-need areas
- c. Tuesday, September 27 - to consider proposals for acquisition and development of sites along the waterfront, on hilltops etc.

The Director advised the Commission that the staff of the Department of City Planning had met with the Design Review Committee of the Bay Conservation and Development Commission (BCDC) and had agreed to assume primary responsibility for review of final plans for the North Point Park Marina project.

The Director reported that members of the staff had met with developers of low-income housing and housing for the elderly to discuss the relationship of zoning to such projects.

The Director distributed copies of the materials which he had transmitted to the Chief Administrative Officer giving his recommendations relative to the proposal to designate the Tenderloin District as a Rehabilitation Assistance Program (RAP) Area.

Commissioner Starbuck complimented Roland Haney of the staff of the Department of City Planning on his contribution to the Zoning Administrator's written decision on a Variance Application for the North East Medical Services (NEMS) Office Building Conversion at 1520 Stockton Street. (VZ77.62)

Commissioner Starbuck advised other members of the Commission that he is sending a letter to the Bank of America to request that they consider installing ramps for the handicapped in the sidewalks surrounding their headquarters building.

2:00 P.M.

2. DR77.49(CU) - 3211 Army Street, South Line, 100 Feet West of Folsom Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization for the Construction of a Church with 50 Off-Street Parking Spaces on the Site of a Church Destroyed by Fire; in an R-3 and Proposed I (Institutional) Use District and a 40-X Height and Bulk District (EE77.214)

Because the City Attorney had Advised That a Public Hearing on This Matter Would Not Be Required under the City Planning Code, This Matter Was DELETED from the Calendar.
3. CU77.42 - 905 California Street, Southwest Corner of Powell Street.
Request for Modification of Conditions Previously Established by the City Planning Commission in Approving an Application for the Stanford Court Hotel to Permit the Enclosure of the Terrace along Powell Street for Lounge, Restaurant and Wine Storage Space; in an R-5 and Proposed RM-4 District and in the Nob Hill Special Use District. (EE77.221)
APPROVED with CONDITIONS Resolution No. 7796 Vote: 5-0
4. CU77.43 - 1850 Ocean Avenue, North Line, Opposite the Intersection of Jules Avenue (Former Homewood Terrace Site).
Request for Planned Unit Development Authorization for a Project Consisting of 76 25-Foot Wide Lots and Approximately 20 One-Family Houses, 40 Two-Family Houses, and Eight Six-Unit Apartment Buildings with Landscaped Common Areas and 168 Off-Street and 110 On-Street Parking Spaces; in R-2 (Proposed RH-2) and C-2 Use Districts and in a 40-X Height and Bulk District (EE77.222)
CONTINUED until meeting of October 13, 1977 Vote: 5-0

5. CU77.45 - 400 West Portal Avenue, Northwest Corner of St. Francis Boulevard.
Request for Planned Unit Development Authorization for a Project Consisting of 84 Condominium Units in Three Three-Story Buildings with Enclosed Parking for 135 Automobiles, a One-Story Recreation Building, a Tennis Court, and Landscaping; in R-2 (Proposed RH-2) and I (Institutional) Use Districts and a 40-X Height and Bulk District. (EE77.180)
CONTINUED until meeting of November 3, 1977 Vote: 5-0

2:30 P.M.

6. RS77.12 - Public Hearing on a Tentative Map for an Eight-Lot Subdivision at the Northeast Corner of Grandview Avenue and Clipper Street. (Postponed from Cancelled Meeting of August 25, 1977)
APPROVED with CONDITIONS Resolution No. 7797 Vote: 5-0

3:30 P.M.

7. CU77.46 - 1516-18-20 Dolores Street, West Line, 76.5 Feet South of 28th Street.
Request for Authorization for a Community Residential Program for 30 Adults with 24-Hour Supervision in an Existing 3-Flat Building to be Operated by Centro de Cambio, a Community Referral Program, in an R-3 and Proposed RH-2 District. (EE77.235)
CONTINUED until meeting of September 22, 1977 Vote: 5-0
8. ZM77.11 - Brotherhood Way, South Line, 541 Feet West of Thomas More Way and 432 Feet East of Lake Merced Boulevard.
R-1-D to an R-4 District (EE77.227)
If ZM77.11 Is Approved, the Commission Will Consider an Amendment to Resolution No. 7499 to Change Initiated Zoning Reclassification from an I (Institutional) to an RH-3, RM-1, RM-2 or R-3 (Residential) District.
CONTINUED until meeting of November 3, 1977 Vote: 4-0

4:00 P.M.

9. DR77.48(CU) - 2515 Fillmore Street, North West Corner of Jackson Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization to Replace an Existing Church Building with a New Multi-Purpose Educational Building with 18,690 Square Feet of Floor Area and a Height of 38 Feet; in an R-3 and Proposed RH-2 Use and a 40-X Height and Bulk District. (EE77.224)
CONTINUED until meeting of September 22, 1977 Vote: 4-0
10. DR77.51(CU) - 2481-83 Harrison Street, East Line, 78 Feet North of 21st Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization for a Community Mental Health Residential Program for 15 Adults in an Existing Two-Family House to be Operated by the Progress Foundation for the District I (Mission) Community Mental Health Center; in a C-M and Proposed RH-2 Use District. (Exempt from Environmental Evaluation)
APPROVED with CONDITIONS Resolution No. 7798 Vote: 4-0

11. Report on Filing of an Abbreviated Master Plan for Chinese Hospital and Determination of the Need for a Public Hearing on That Plan. Acting on the Recommendation of the Zoning Administrator, the Commission Voted 3-1 to Determine That a Public Hearing Would Not Be Required for the Abbreviated Master Plan. (Voting "Aye": Commissioners Carey, Rosenblatt, Starbuck; Voting "No": Commissioner Bierman).

ADJOURNED: 7:35 p.m.

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~~SAN FRANCISCO~~
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
SEPTEMBER 8, 1977
COMMISSION MEETING ROOM
100 LARKIN STREET
2:15 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Rosenblatt, Starbuck.

Approval of Minutes

Minutes of the meeting of July 7, 1977, APPROVED as SUBMITTED. Vote: 5-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission that the Draft Environmental Impact Report for the Ralph K. Davies Medical Center will be calendared for certification during the Commission's meeting on October 13. Conditional use applications which have been filed by the Medical Center will be calendared for consideration on the same date.

The Director reported that the Board of Permit Appeals, meeting on the previous evening, had sustained actions taken by the Commission relative to development proposals for properties at 145 Carmel Street and 1071 Girard Street.

The Director announced that the California County Planning Commissioners' Association will hold its annual meeting in San Francisco commencing on October 13.

In response to a letter from Mayor Moscone requesting that an evening or Saturday meeting be scheduled for consideration of design alternatives for the Upper Great Highway, the Commission tentatively scheduled a special meeting for this purpose which would be held Tuesday evening, September 20. This will be in addition to the joint public hearing to be held by the City Planning Commission and the Recreation and Park Commission on Thursday, September 15 at 12:30 p.m. on the same subject.

The Director reported that the developers of Golden Gateway Center North had filed an appeal with the Board of Supervisors, seeking to have certain conditions established by the City Planning Commission in Resolution No. 7787 (adopted August 11, 1977) rescinded. The appeal will be heard by the Board on Monday, September 19, at 2:00 p.m.

President Rosenblatt requested that a meeting of the Commission's Budget & Personnel Committee be scheduled at 11:30 a.m. on Thursday, September 29, to discuss procedures to be followed in filling the Assistant Director position which will be vacant after the retirement of Edward I. Murphy.

The Director informed the Commission that the Regional Planning Committee of the Association of Bay Area Governments (ABAG) has scheduled three regional meetings at various locations. The meeting closest to San Francisco will be held Wednesday evening, September 14, at 7:30 p.m. at the San Mateo Government Center, 590 Hamilton Street, Redwood City.

Commissioner Starbuck requested the staff of the Department of City Planning to transmit a copy of its design analysis and recommendations relative to the proposed Performing Arts Center garage to the members of the Redevelopment Agency prior to their next meeting.

Commissioner Starbuck requested the staff to proceed with preparation of draft guidelines for the review of permit applications for projects involving the sale of alcoholic beverages.

Robert Passmore, Planner V (Zoning), reported that the Mayor's office has not yet approved the supplemental appropriation of funds for giving public notice of hearings to be held on the staffs' Residential Zoning Study recommendations.

Commissioner Starbuck requested that a meeting of the Implementation Committee of the Commission (Commissioners Starbuck, Bierman, Dearman) be scheduled for Thursday, October 20, at 11:00 a.m. to review the Department of City Planning's enforcement activities.

The Commission voted unanimously to adopt Resolution No. 7799 commending Edward I. Murphy, Assistant Director of Planning, on the occasion of his retirement.

2. Election of Officer

The Commission voted unanimously to elect Ina F. Dearman to the office of Vice President of the City Planning Commission.

2:30 P.M.

3. DR77.14 - 63 Mullen Avenue, North Line, 230 Feet East of Alabama Street. Consideration of a Request for Discretionary Review of Building Permit Application No. 7705465 for a Horizontal Expansion of the Second Floor Level of an Existing Building for a Bedroom, Bath and Balcony, the Rear Building Wall of Which Would Have a Height of Approximately 26.5 Feet.

(Continued from the Meeting of June 30, July 14 and August 11, 1977)

CONTINUED until the meeting of October 13, 1977 Vote: 6-0

4. RS77.20 - Public Hearing on a Tentative Map for the Condominium Subdivision of a Building at 2977 Mission Street into Twelve Residential Units and Two Stores.
CONSISTENT with the MASTER PLAN subject to CONDITIONS
Resolution No. 7800 Vote: 6-0

5. RS77.18 - Public Hearing on a Tentative Map for the Condominium Subdivision of Buildings to be Constructed at Carnelian Way and Diamond Heights Boulevard into 35 Units.
CONSISTENT with MASTER PLAN subject to CONDITIONS
- Resolution No. 7801 Vote: 6-0
6. DR77.56 - Consideration of a Request for Discretionary Review of Building Permit Application Nos. 7707950 and 7707951 and 7707952 for Three Single-Family Houses at 55, 75 and 95 Holyoke Street.
CONTINUED until meeting of September 22, 1977. Vote: 5-0
7. Public Hearing on Proposed Amendment to the Conflict of Interest Code of the City Planning Commission and Department.
APPROVED Resolution No. 7802 Vote: 5-0

Adjourned: 3:35 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL JOINT MEETING
WITH
THE RECREATION & PARK COMMISSION
AND
THE DEPARTMENT OF PUBLIC WORKS
THURSDAY
SEPTEMBER 15, 1977
AUDITORIUM OF THE HALL OF FLOWERS
9TH AVENUE AND LINCOLN WAY
12:30 P.M.

DOCUMENTS

SEP 20 1977

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Elliott, Rosenblatt, Starbuck, Wentz.

1. Public Hearing on Design Alternatives for Construction of the Upper Great Highway as Recommended in a Report Entitled "Redesign Plan for the Great Highway" Which Has Been Prepared for the San Francisco Wastewater Management Program by a Design Team Headed by Michael Painter and Associates.

The Commissioners and the Director of Public Works received and responded to comments made by members of the audience. No action was taken. Further hearings will be scheduled.

Adjournment: 3:20 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
SEPTEMBER 22, 1977
Room 282, City Hall
2:15 P.M.

DOCUMENTS

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Starbuck.

Approval of Minutes

Minutes of the meetings of July 14 and August 11, 1977, APPROVED as SUBMITTED. Minutes of the meeting of August 4, 1977, APPROVED with CORRECTION. Vote: 5-0

1. Current Matters

Vice President Dearman introduced Yoshio Nakashima who had been sworn in as a member of the City Planning Commission by Mayor Moscone earlier in the afternoon.

The Commission voted unanimously to adopt Resolution No. 7803 to authorize the Director of Planning to attend the annual conference of the American Institute of Planners in Kansas City, Missouri, from October 8 through October 12.

Rai Y. Okamoto, Director of Planning, reminded the Commission of the meeting schedule for next Thursday, September 29, as follows:

- a. 11:30 a.m. - Budget and Personnel Committee (Commissioners Rosenblatt, Dearman)
- b. 12:30 p.m. - Commission Field Trip to properties to be considered on October 6
- c. 2:15 p.m. - Regular meeting of Commission
- d. 7:30 p.m. - Special meeting of Commission

The Director reported that items relating to the Ralph K. Davies Medical Center will not be considered on October 13 as previously reported. The items have tentatively been rescheduled for consideration on ^{November} March 10. On October 13 the Commission will be considering the Jewish Welfare Federation's proposal for a housing project for the elderly on a major portion of the block bounded by California, Walnut and Sacramento streets and Presidio Avenue.

The Director reported that the Board of Appeals is considering an appeal of the variance granted by the Zoning Administrator for the North East Medical Services (NEMS) office building conversion at 1520 Stockton Street.

The Director indicated that he had been requested to transmit a letter to the Port Commission, outlining the limitations imposed by the Department of City Planning and the City Planning Commission on future use of property

at Jefferson and Taylor streets which is being considered as the location for a new cable car turnaround. Using this information, the City's Director of Property will make an appraisal of the value of the property.

The Director informed the Commission that the Board of Supervisors, meeting last Monday, had rescinded certain conditions established by the Commission in its approval of the Golden Gateway North Project.

Commissioner Starbuck reported that the Director of the Police Fishing Program had asked him to thank the Commission for approving a temporary parking lot on Pier 41 which donated some of its proceeds to the fishing program.

2:30 P.M.

2. DR77.43 - Southeast Corner of Hyde and Chestnut Streets.
Discretionary Review in Lieu of Request for Conditional Use Authorization for a Four-Family Dwelling with Six Off-Street Parking Spaces on a Lot of 5,950 Square Feet; in an R-5 and Proposed RH-3 Use and a 40-X Height and Bulk District.
(Exempt from Environmental Evaluation)
(POSTPONED from Meeting of August 4, 1977)
Further POSTPONED until Meeting of October 6, 1977
Vote: 6-0

3:00 P.M.

3. CU77.46 - 1516-18-20 Dolores Street, West Line, 76.5 Feet South of 28th Street.
Request for Authorization for a Community Residential Program for 30 Adults with 24-Hour Supervision in an Existing 3-Flat Building to be Operated by Centro de Cambio, a Community Referral Program, in an R-3 and Proposed RH-2 District. (EE77.235)
(CONTINUED from Meeting of September 1, 1977)

APPROVED with CONDITIONS Resolution No. 7804 Vote: 5-1
(Voting "Aye": Commissioners Bierman, Carey, Elliott, Nakashima, Starbuck. Voting "No": Commissioner Dearman)
4. DR77.48(CU) - 2515 Fillmore Street, Northwest Corner of Jackson Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization to Replace an Existing Church Building with 18,690 Square Feet of Floor Area and a Height of 38 Feet; in an R-3 and Proposed RH-2 Use and a 40-X Height and Bulk District. (EE77.224)
(CONTINUED from Meeting of September 1, 1977)
APPROVED with CONDITIONS Resolution No. 7805 Vote: 5-0

5. DR77.56 - Consideration of a Request for Discretionary Review of Building Permit Application Nos. 7707950 and 7707951 and 7707952 for Three Single-Family Houses at 55, 75 and 95 Holyoke Street.
(CONTINUED from Meeting of September 8, 1977)
Request DENIED Vote: 6-0

3:45 P.M.

6. DR.57 - 3701 Buchanan Street, Northwest Corner of North Point Street.
Consideration of Request for Discretionary Review of Building Permit Application No. 7707292 for the Renovation of an Existing Commercial Building for Offices, Including the Addition of New Floor Area on a Second Floor Level within the Present Structure; in a C-2 District.
CONTINUED until Meeting of September 29, 1977 Vote: 6-0

4:00 P.M.

7. Public Hearing on a Draft Resolution Suggesting Alternative Designs and Alternative Uses for the Proposed Performing Arts Center Garage Structure on Grove Street between Franklin and Gough Streets.
DISAPPROVED Vote: 3-3 (Voting: "Aye" Commissioners Bierman, Dearman, Starbuck. Voting "No" Commissioners Carey, Elliott, Nakashima)
In accordance with the Rules and Regulations of the City Planning Commission "A tie vote on any matter before the Commission shall be deemed to be a disapproval thereof".
8. Public Hearing on a Draft Resolution Suggesting Alternative Designs and Alternative Land Uses for the Proposed Hastings College of the Law Expansion Project in the Block Bounded by Larkin, McAllister and Hyde Streets and Golden Gate Avenue.
CONTINUED INDEFINITELY Vote: 6-0

Adjourned: 6:50 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
SEPTEMBER 29, 1977
100 LARKIN STREET
12:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck.

12:30 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:30 p.m. to take a field trip to properties to be considered during October.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes
Minutes of the meeting of August 18, 1977, APPROVED as SUBMITTED
Vote: 6-0

3. Current Matters

Rai Y. Okamoto, Director of Planning, reported that the Board of Permit Appeals, meeting on the previous evening, had overruled the Zoning Administrator's approval of a permit for the demolition of the Straight Theater at 1702 Haight Street and had remanded the matter back to the Department of City Planning for further consideration. The Board also acted to sustain the Zoning Administrator's granting of a variance for the North East Medical Services Facility at 1520 Stockton Street,

The Director reported that he and other city officials had met with the regional representative of the Secretary of Commerce and had been advised that the Department of Commerce is interested in providing San Francisco with various kinds of technical assistance to improve the economic climate of the city.

The Director advised the Commission that he had been asked by Supervisor Feinstein to serve on a committee which will address itself to the issue of retaining middle-income families in the city. The first meeting of the committee will be held next Monday.

The Director announced that a workshop on the proposal for a Hayes Valley Rehabilitation Assistance Program will be held on Saturday, October 22, at 10:30 a.m. in the Conference Room at the San Francisco Museum of Art.

The Director announced that a public hearing to receive suggestions for the Department of City Planning's budget and work program for the

next fiscal year will be scheduled during the Commission's meeting on October 20.

The Director reported that he had held the first of a series of meetings to review alternatives for reorganization of the Department of City Planning.

The Director informed the Commission that the San Francisco Forum will hold a workshop meeting on October 19 to discuss economic trends and unemployment in San Francisco.

Commissioner Starbuck distributed a recent newspaper article which reported on the success of shuttle bus programs which have been implemented by private firms and public institutions for their employees.

President Rosenblatt announced a reorganization of the Budget and Personnel Committee of the Commission. The new roster of members of the Committee is as follows:

Commissioner Dearman, Chair
Commissioner Nakashima
Commissioner Rosenblatt

2:30 P.M.

4. R77.30 - Revocable Encroachment Permit for Landscaped Plaza on Willow Street between Gough and Franklin Streets.
(Continued from Meeting of July 28, 1977)
Further CONTINUED until meeting of November 17, 1977. Vote: 6-0
5. DR77.57 - 3701 Buchanan Street, Northwest Corner of North Point Street. Consideration of Request for Discretionary Review of Building Permit Application No. 7707292 for the Renovation of an Existing Commercial Building for Offices, Including the Addition of New Floor Area on a Second Floor Level within the Present Structure; in a C-2 District.
(Continued from meeting of September 22, 1977)
Request DENIED Vote: 4-2 (Voting "Aye": Commissioners Dearman, Elliott, Nakashima, Rosenblatt. Voting "No": Commissioners Bierman, Starbuck)
6. Consideration of Request for Time Extension for start of Construction on a Previously Approved Office Building at 444 Market Street (CU75.6), APPROVED subject to additional conditions. Resolution No. 7806 Vote: 6-0
7. Request, in Accordance with Section 306.4(d) of the City Planning Code, for Decision on Variance Application 77.63 Asking for a Rear Yard Variance for Property at 1 Sussex Street.
The Commission voted unanimously to uphold the Zoning Administrator's approval of the variance application and requested him to process his written decision in normal order as quickly as possible.

8. Consideration of Draft Resolution Endorsing the Use of the Findings of the Department of City Planning's Survey of Architecturally Significant Buildings in San Francisco.
POSTPONED Vote: 6-0
9. R77.20 - Revocable Encroachment Permit for the Relocation of the Curb Line along the East Side of Florida Street between Mariposa and 18th Street.
IN CONFORMITY with MASTER PLAN Vote: 5-0
- 3:00 P.M.
10. EEF77.251 - Public Hearings on an Appeal of a Preliminary Negative Declaration for the North of Market Rehabilitation Assistance Program Which Would Affect a Portion of the Area Bounded by Golden Gate Avenue and Market, Powell, Geary, and Larkin Streets.
Taken UNDER ADVISEMENT until meeting of October 6, 1977
Vote: 5-0

Adjourned: 6:40 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL JOINT MEETING
WITH
THE RECREATION & PARK COMMISSION
THURSDAY
SEPTEMBER 29, 1977
AUDITORIUM OF THE HALL OF FLOWERS
9TH AVENUE AND LINCOLN WAY
7:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

1. Public Hearing on Design Alternatives for Reconstruction of the Upper Great Highway as Recommended in a Report Entitled "Redesign Plan for the Great Highway" Which Has Been Prepared for the San Francisco Wastewater Management Program by a Design Team Headed by Michael Painter and Associates.
(CONTINUED from the Special Meeting of September 15, 1977)

The Joint Commissions reviewed and responded to comments made by members of the audience. No action was taken by either Commission. The staff of the Department of City Planning will present its recommendations to the City Planning Commission on October 6. The staff of the Recreation & Park Department will present its recommendation to their Commission on October 13.

Adjourned: 10:40 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
OCTOBER 6, 1977
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

Approval of Minutes

Minutes of the Regular Meeting of September 8, 1977, APPROVED as SUBMITTED.

Vote: 5-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, advised the Commission that he will be in Kansas City the first part of next week attending the annual conference of the American Institute of Planners.

The Director again announced that a public hearing will be held by the Commission on October 20 to review suggestions for the Department of City Planning's budget and work program for the next fiscal year.

The Director reported that the Finance Committee of the Board of Supervisors, meeting on Wednesday, had postponed action on a resolution authorizing use of Community Development funds for an Ocean Avenue Commercial District Improvement Program.

The Director informed the Commission that the Board of Supervisors has not yet granted authorization for him to apply for funds to assist the Department of City Planning in preparing a response to the Association of Bay Area Government's (ABAG) Environmental Management Plan. However, he indicated that he had submitted a proposed work program to the Board for review in response to a request made by a member of the Board.

The Director reported that the Department of City Planning has initiated a new procedure of sending a letter to applicants for zoning changes and conditional uses suggesting that they attempt to meet with concerned neighborhood organizations as identified by the staff to discuss their proposals prior to the Commission's hearing on their application.

The Director informed the Commission that a summer intern, working under the direction of Nancy Gin, Planner II, had reorganized the control procedures used by the Enforcement Section of the Department of City Planning.

Commissioner Starbuck requested the staff of the Environmental Review Section of the Department of City Planning to include specific information in the amendment which is being prepared for the Environmental Impact Report for a proposed office building at 444 Market Street.

Commissioner Starbuck requested the staff of the Department of City Planning, upon completion of its survey of existing residential care facilities and half-way houses, to depict the location of such facilities on a city-wide map.

2. Consideration of Draft Resolution Urging the Landmarks Preservation Advisory Board to Prepare the Necessary Documents and Legislation for Designation of Individual Buildings in the Civic Center Area as Landmarks and for Designation of the Civic Center as an Historic District.

APPROVED Resolution No. 7807 Vote: 7-0

3. R77.45 - Proposed Plan for Development of the Great Highway between Lincoln Way and Sloat Boulevard and Associated Improvements to Ocean Beach, Contained in the Report Titled "Redesign Plan for the Great Highway" Dated September 1977 Prepared for the Mayor's Office of Wastewater Management.
In CONFORMITY with MASTER PLAN Vote: 6-1 (Voting "Aye": Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Wentz; voting "No": Commissioner Starbuck)

4. Consideration of Draft Resolution Urging Hospitals and Medical Centers to Inform Other Medical Groups or Institutions of Proposed Projects Requiring Conditional Use Approval by the City Planning Commission Prior to the Public Hearing Required by the Commission for Such Projects.

CONTINUED INDEFINITELY Vote: 6-0

2:00 P.M.

5. RS77.19 - Joint Public Hearing with the Director of Public Works on a Tentative Map for the Condominium Subdivision of a 45 Unit Building at 930 Pine Street.
CONSISTENT with MASTER PLAN subject to Conditions
Resolution No. 7808 Vote: 6-0
6. CU77.48 - 683-685 Fourteenth Street, South Line, 60 Feet East of Market Street and 50 Feet West of Landers Street.
Request for Authorization for a Veterinary Hospital in an Existing Two-Flat Building; in a C-2 Use and 80-B Height and Bulk District (EE77.269).
DISAPPROVED Resolution No. 7809 Vote: 7-0
7. EE77.98 - Public Hearing on Proposed Amendment to an Environmental Impact Report for a Proposed Office Building at 333 Market Street. (The Environmental Impact Report (EE74.224) was certified as complete on September 25, 1975.) The Revised Plans Would Delete a Single-Story Retail Building, Retain a Landscaped Park/Pedestrian Plaza, and Provide a New Five-Story Office Building (EE74.244 and EE77.98).
Amendment CERTIFIED as COMPLETE Resolution No. 7810 Vote: 6-1 (Voting "Aye": Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Wentz; voting "No": Commissioner Starbuck)

OCTOBER 6, 1977

8. DR77.47 - Discretionary Review of a Proposed Office Building at 333 Market Street, Building Permit Application No. 7706790, a 34 Story 474-Foot High Office Building with a Landscaped Plaza on Market Street between Fremont and Beale Streets, with Approximately 600,000 Square Feet of Floor Area. (EE74.244 and EE77.98).
POSTPONED until meeting of October 27, 1977. Vote: 6-0

2:30 P.M.

9. CU77.47 - 755 Font Boulevard, Southwest Line, 400 Feet Southeast of Lake Merced Boulevard in the Parkmerced Residential Community.
Request for Modification of Conditions Established by Resolution No. 7536 Adopted on August 5, 1976, to Allow a Total of 60 Children in the Montessori Pre-School Program in an Existing Recreation Building Whereas the Limit Was Previously Set at 35 Children; in an R-3 and Proposed PR (Planned Residential) District (EE76.264).
APPROVED with CONDITIONS Resolution No. 7811 Vote: 6-0
10. CU77.41 - 1200 Columbus Avenue, Northeast Corner of Bay Street at Jones Street.
Request for Authorization for a Parking Lot for Approximately 18 Automobiles to Serve a Record Store Across the Street; in a C-2 Use District, in Northern Waterfront Special Use District No. 2, and in a 40-X Height and Bulk District (EE77.274).
DISAPPROVED Resolution No. 7812 Vote: 4-3 (Voting "Aye": Commissioners Bierman, Dearman, Rosenblatt, Starbuck; voting "No": Commissioners Elliott, Nakashima, Wentz.)

2:00 P.M.

11. CU77.49 - 711 Eddy Street, Southwest Corner of Polk Street.
Request for Authorization for a 202-Unit Residential Building for the Elderly Which Would Exceed the Applicable 130-Bulk Standards of the City Planning Code; in a C-2 Use District and a 130-E Height and Bulk District (EE77.198).
APPROVED with CONDITIONS Resolution No. 7813 Vote: 7-0
12. DR77.54(CU)- 522 Carter Street, West Line, and South Side of Walbridge Street at the Intersection of Carter Street and Geneva Avenue.
Discretionary Review in Lieu of Request for Conditional Use Authorization for a Church in an RH-1 District (EE77.263).
APPROVED with CONDITIONS Resolution No. 7814 Vote: 7-0

3:30 P.M.

13. ZM77.12 - 700-706 Eighth Avenue, Southwest Corner of Cabrillo Street.
R-2 to a C-1 District (EE77.244).
DISAPPROVED Resolution No. 7815 Vote: 7-0
14. ZM77.13 - Santa Barbara Avenue, East Line, and Head Street, West Line,
93 Feet North of the County Line.
R-1 to an R-2 District.
DISAPPROVED Resolution No. 7616 Vote: 6-0

4:00 P.M.

15. DR77.43(CU)- Southeast Corner of Hyde and Chestnut Streets.
Discretionary Review in Lieu of Request for Conditional
Use Authorization for a Four-Family Dwelling with Six
Off-Street Parking Spaces on a Lot of 5,950 Square Feet;
in an R-5 and Proposed RH-3 Use and a 40-X Height and
Bulk District.
(Exempt from Environmental Evaluation.)
APPROVED with CONDITIONS Resolution No. 7817 Vote: 6-0
16. EEF77.251 - Consideration of an Appeal of a Preliminary Negative
Declaration for the North of Market Rehabilitation Assistance
Program Which Would Affect a Portion of the Area Bounded by
Golden Gate Avenue and Market, Powell, Geary and Larkin
Streets.
(Under Advisement from meeting of September 29, 1977.)
AFFIRMED Preliminary Negative Declaration SUBJECT to
MODIFICATIONS Resolution No. 7818 Vote: 6-0

Adjourned: 7:10 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
OCTOBER 13, 1977
ROOM 282, CITY HALL
1:45 P.M.

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

Approval of Minutes

Minutes of the Meeting of September 15, 1977, APPROVED as SUBMITTED

Vote: 7-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reminded members of the Implementation Committee (Commissioners Starbuck, Bierman, Dearman) of a meeting scheduled for next Thursday, October 20, at 11:00 a.m.

The Director announced that a workshop will be held on Saturday, October 22 at 10:30 a.m. in the San Francisco Museum of Art's Conference Room to discuss the proposal for a Hayes Valley Rehabilitation Assistance Program.

The Director Advised the Commission that a no-host lunch will be held on Tuesday, October 25, at City College to discuss the University of California Medical Center's comprehensive transportation program.

The Director announced that the San Francisco Forum will hold a workshop meeting on Wednesday, October 19, to discuss economic trends and unemployment in San Francisco.

The Director noted that the Commission is scheduled to hold a public hearing on October 20 to review comments and suggestions relating to the Department of City Planning's work program and budget for the next fiscal year.

After discussion, the Commission voted to approve final language for Resolution No. 7818 which was adopted on October 6 sustaining the staff issuance of a Negative Declaration for the proposed North of Market Rehabilitation Assistance Program (RAP).

The Director distributed copies of a progress report issued by the Association of Bay Area Governments (ABAG) relating to their Draft Environmental Management Plan.

Commissioner Starbuck requested that a public hearing be scheduled on October 20 to consider a draft resolution relating to the implementation of the transportation policies in the Northeastern Waterfront Plan.

Commissioner Elliott, noting that the Commission, at its meeting on October 6, had initiated designation of the Civic Center as an historic district, stated that he hoped that that action would not be used as means of stalling the proposed expansion program of the Hastings College of the Law.

2. Consideration of a Draft Resolution Authorizing the Director of Planning to Ask the Board of Supervisors for Authorization to Enter a Work-Study Program Contract with the University of California at Berkeley for the Part-Time Employment of a Student to Work with the Staff of the Department of City Planning on the Commercial and Industrial Zoning Study.

APPROVED Resolution No. 7819 Vote: 7-0

2:30 P.M.

3. DR77.14 - 63 Mullen Avenue, North Line, 230 Feet East of Alabama Street.
Consideration of a Request for Discretionary Review of Building Permit Application No. 7705465 for a Horizontal Expansion of the Second Floor Level of an Existing Building for a Bedroom, Bath and Balcony, the Rear Building Wall of Which Would Have a Height of Approximately 26.5 Feet.
(Continued from the Meetings of June 30, July 14, August 11. and September 8, 1977)

CONTINUED INDEFINITELY Vote: 7-0

4. CU77.43 - 1850 Ocean Avenue, North Line, Opposite the Intersection of Jules Avenue (Former Homewood Terrace Site).
Request for Planned Unit Development Authorization for a Project Consisting of 76 25-Foot Wide Lots and Approximately 20 One-Family Houses, 40 Two-Family Houses, and Eight Six-Unit Apartment Buildings with Landscaped Common Areas and 168 Off-Street and 110 On-Street Parking Spaces; in R-2 (Proposed RH-2) and C-2 Use Districts and in a 40-X Height and Bulk District (EE77.222).

(Continued from the Meeting of September 1, 1977)

APPROVED with CONDITIONS Resolution No. 7820 Vote: 7-0

2:30 P.M.

5. EE77.232 - Public Hearing on an Appeal of a Preliminary Negative Declaration for a Project Involving 143 Units of Housing for the Elderly with Ground-Floor Commercial Space and an Addition to the Jewish Community Center in the Block Bounded by California, Walnut and Sacramento Streets and Presidio Avenue.

Negative Declaration AFFIRMED Resolution No. 7821 Vote: 7-0

3:30 P.M.

6. RS77.17 - Public Hearing on a Tentative Map for the Condominium Subdivision of a Six-Unit Building at 189 Commonwealth Avenue.
CONSISTENT with MASTER PLAN SUBJECT to CONDITIONS
Resolution No. 7822 Vote: 6-0
7. RS77.21 - Joint Public Hearing with the Director of Public Works on a Tentative Map for the Condominium Subdivision of a 27 Unit Building at 1990 Green Street.
NOT CONSISTENT with MASTER PLAN Resolution No. 7823
Vote: 6-0
8. RS77.23 - Joint Public Hearing with the Director of Public Works on a Tentative Map for the Condominium Subdivision into 396 Units of Buildings in Diamond Heights Village (Red Rock Hill), at Red Rock Way, Bounded by Duncan Street and Diamond Heights Boulevard.
UNDER ADVISEMENT until meeting of November 17, 1977 Vote: 6-0
9. DR77.60 - 601 Montgomery Street, Northwest Corner of Montgomery and Clay Streets.
Discretionary Review of Building Permit Application No. 7710216 for a 19 Story Office Building with a Height of 254 Feet and with Approximately 248,000 Square Feet of Floor Area, in the Portsmouth Corridor Area (EE76.434)
APPROVED with CONDITIONS Resolution No. 7824 Vote: 5-1
10. DR77.59 - 821 Market Street, Southwest Corner of Market and Fourth Streets.
Discretionary Review of Building Permit Application No. 7708567 for a 16 Story Addition to an Existing Office Building Used as an Apparel Mart. The Addition Will Have a Height of 213 Feet and Will Contain Approximately 336,400 Square Feet of Floor Area (EE77.164).
APPROVED with CONDITIONS Resolution No. 7825 Vote: 5-0
11. Consideration of Modifications to Zoning Map Initiated by the City Planning Commission on May 20, 1976, by Resolution No. 7499.
Map Changes:
- a. 50 through 98 Ord Street; Assessors Block 2626; Lots 8, 9, 9A, 10A, 11, 12, 13 and 14. From RH-1 to RH-2 (Existing Zoning R-2)
 - b. 185 and 187 Brompton Street; Assessors Block 6756; Lot 14
From RH-1 to R-C-1 (Existing Zoning: Lot 14: C-2; Lot 15: R-1)
 - c. 1319 through 1343-45 26th Avenue; Assessors Block 1781; Lots 2, 3, 4, 5, 6, 7 and 8. From RH-1 to RH-2 (Existing Zoning R-2)
- APPROVED Resolution No. 7826 Vote: 5-0

Adjourned: 3:25 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
- THURSDAY
OCTOBER 20, 1977
100 LARKIN STREET
2:15 P.M.

DOCUMENTS

OCT 21 1977

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

I. Current Matters

Rai Y. Okamoto, Director of Planning, reminded members of the Field Trip scheduled for next Thursday, October 27, at 12.45 p.m.

The Director announced that the supplemental request for funds to complete the mailing for the Residential Zoning Study had been forwarded to the Board of Supervisors by the Mayor's Office. He asked that members of the Commission attend the board meeting to speak in support of the request.

The Director introduced a request that the Commission change the date of the public hearing on a tentative map for condominium subdivision in Diamond Heights Village from November 17, 1977 to November 3, 1977.

Alec Bash, City Planning Coordinator, presented staff recommendations in support of the request.

Members of the public were invited to submit testimony on the matter and after considerable discussion, the Commission approved a motion to move the matter to November 10, 1977, with the stipulation that the Commission would not be obliged to make a decision at that time.

The Director reminded the Commission of a workshop to be held on Saturday, October 22 at 10:30 a.m. in the San Francisco Museum of Art's Conference Room, to discuss the proposal for a Hayes Valley Rehabilitation Assistance Program.

The Director announced that he would speak at a breakfast meeting of the recently established Economic Development Council scheduled for November 21, 1977.

The Director advised the Commission that the San Francisco League of Women Voters will sponsor a series of four urban crisis forums, the initial session will be on November 11, 1977, from 9:00 a.m. to 12:30 p.m.

The Director read a letter inviting the Department to attend the National Earthquake Conference scheduled for November 15 and 16, 1977. The Director, Rai, Y. Okamoto, and Mark Winograd will represent the Department as well as the State of California at the Conference.

The Director announced that he would be a panelist at a Meeting of the Bay Area Planning Director's Association scheduled for October 21, 1977.

The Director announced the resignation of David Lynch, Planner I, and Dave Fulton, Planner II. The Director also read letters of appreciation

submitted to the Department on behalf of Nat Taylor and Dick Gamble.

The Director asked for comments from the Commission on a draft letter to be submitted to the Civil Service Commission regarding the vacant position of Assistant Director of Planning.

The Director advised the Commission that a staff response to a letter submitted to Supervisor Kopp from the U.S. Department of the Interior, regarding the use of Alcatraz Island is in progress.

The Director read a letter sent to President Rosenblatt informing him of the City's intent to participate in the Urban Development Action Grants Program.

George A. Williams, Assistant Director - Plans and Programs, distributed copies of a summary of work program activities for the Plans and Programs Section.

The Director introduced Mr. Jeffery Harris of Australia as a visitor to the City.

Commissioner Starbuck requested information on the status of the Environmental Impact Report for Ralph K. Davies Medical Center. Bob Passmore indicated that the item was scheduled for the November 10, 1977 meeting of City Planning Commission.

Commissioner Elliott requested that one month's advance calendar be mailed to members of the Commission.

Commissioner Rosenblatt requested that an executive session of the City Planning Commission be scheduled for November 3, 1977, at 12:30 p.m.

Commissioner Starbuck requested that information on Condominium conversions be included in the Housing Inventory Report for 1978.

2:30 P.M.

2. Public Hearing to Receive Comments and Suggestions from the Public Relative to the Department of City Planning's Work Program and Budget for the Next Fiscal Year (July 1, 1978 - June 30, 1979).
CONTINUED INDEFINITELY Vote: 6-0

3. Presentation of Architectural Guide Standards for the Renovation of Ocean Avenue Storefronts.
NO ACTION taken

3:00 P.M.

4. ABAG Staff Report on Environmental Management Task Force.
Motion by Commissioner Dearman, seconded by Commissioner Starbuck to request that the Director prepare a letter, on behalf of City Planning Commission, to Supervisor Feinstein and Mayor Moscone, encouraging quick action on the Department of City Planning's requests to use \$29,000 for consultants services to assist the department with its activities with regard to the Environmental Management Plan.
PASSED Vote: 6-0

5. Neighborhood Commercial District Report.
NO ACTION taken
6. Status Report on Preferential Parking Program.
Motion by Commissioner Starbuck, seconded by Commissioner Dearman, requesting the Director prepare letter on behalf of City Planning Commission asking that Supervisor Feinstein reconsider her proposed legislation to include employees of businesses in preferential parking areas in the program.
PASSED Voting: 6-0
7. EE77.250 - Public Hearing on a Draft Environmental Impact Report for the 1978 Community Development Block Grant Program and Housing Assistance Plan.
Taken UNDER ADVISEMENT until meeting of October 27, 1977
8. Housing Information Report.
NO ACTION taken
9. Consideration of Draft Resolution Relating to Implementation of Transportation Policies Contained in the Northeastern Waterfront Plan.
Taken UNDER ADVISEMENT until the meeting of October 27, 1977.

Adjourned: 6:15 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
OCTOBER 27, 1977
100 LARKIN STREET
12:45 P.M.

PRESENT: Commissioners Bierman, Dearman, Nakashima, Rosenblatt, Starbuck, Wentz, Workman.

12:45 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:45 p.m. to take a field trip to properties which will be considered during November.

2:15 P.M. - Room 282, City Hall

2. Approval of Minutes
Minutes of the Regular Meeting of September 29, 1977, APPROVED with CORRECTIONS. Vote: 7-0

3. Current Matters

Rai Y. Okamoto, Director of Planning, introduced R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), who reported on the action of the Board of Permit Appeals regarding the building application for offices on the property at 3701 Buchanan Street. The Board acted to approve the building permit for alteration and expansion except for a modification to limit access nearest to residential property.

The Director reported that a lively discussion had developed in a workshop the previous Saturday in the Hayes Valley to discuss a possible rehabilitation assistance program in the area. Another workshop will be scheduled.

The Director indicated that a workshop had been held Tuesday night in the Bay View area to discuss a possible joint RAP-Redevelopment Program. Further workshops are planned in this area also.

The Director reported that a presentation by staff in the Bay View Industrial Triangle Area, west of Third Street, for rehabilitation of some of the more deteriorated sites, to representatives of the business community was favorably received.

The Director reported that the Finance Committee of the Board of Supervisors approved the Department's Community Development Block Grant Budget with no significant changes. He added that no intern had been engaged to prepare the map of health facilities which the Commission had requested and that four CETA positions have been approved; two to work on historic districts, one clerk for zoning enforcement, and one on center city circulation. Recent personnel changes in the Department were reported to the Commission.

Commissioner Starbuck complimented the staff who had worked on the Hayes Valley RAP presentation. The Director noted that this was the same team that worked on the North of Market Area, with the addition of Wil Hardee, Neighborhood Liaison Planner for the Area, including Moira So, City Planning Co-ordinator; Eva Levine, Ceta Staff Aide I; and Dick Gamble, Planner IV.

Commissioner Rosenblatt reminded the Commission that there will be an Executive Session on Personnel Matters at 11:00 a.m. on November 3, 1977.

Commissioner Rosenblatt requested that a meeting be scheduled so that the Redevelopment Agency and Consultants could make an informational presentation to the Commission on Yerba Buena Center. The Director agreed to arrange this for the meeting of November 17, 1977.

Mr. Steele reported that Ralph K. Davies Medical Center and neighborhood representatives had requested that the public hearings for the project be rescheduled. After discussion Commissioner Dearman moved and Commissioner Starbuck seconded and it was adopted unanimously that such hearings be scheduled on December 8, 1977.

2:30 P.M.

4. Consideration of Draft Resolution Relating to Implementation of Transportation Policies Contained in the Northeastern Waterfront Plan. (Continued from meeting of October 20, 1977)
APPROVED Resolution No. 7827 Vote: 7-0
5. Landmark Designation for Calvary Presbyterian Church Sanctuary Building, 2501 Fillmore Street, Northwest Corner of Jackson.
APPROVED Resolution No. 7828 Vote: 7-0
6. Landmark Designation of Education Building of Calvary Presbyterian Church, 2515 Fillmore Street.
(The City Planning Commission passed Resolution No. 7805 on September 22, 1977, authorizing with Conditions the replacement of the existing education building with a new structure.)
APPROVED Resolution No. 7829 Vote: 4-3 (Ayes: Bierman, Dearman, Starbuck, Wentz; Noes: Nakashima, Rosenblatt, Workman)
7. Certificate of Appropriateness for Demolition of Education Building of Calvary Presbyterian Church, 2515 Fillmore Street.
CONTINUED INDEFINITELY Vote: 7-0
8. Certificate of Appropriateness for 30 Hotaling Place, East Side, to Allow Construction of a Penthouse on an Existing Building Located in the Jackson Square Historic District.
APPROVED with CONDITIONS Resolution No. 7830 Vote: 7-0

3:00 P.M.

9. DR77.47 - Discretionary Review of a Proposed Office Building at 333 Market Street, Building Permit Application No. 7706790, a 34 Story 474-Foot High Office Building with a Landscaped Plaza on Market Street between Fremont and Beale Streets, with Approximately 600,000 Square Feet of Floor Area. (EE74.244 and EE77.98)
CONTINUED until meeting of November 3, 1977 Vote: 7-0
10. Presentation of Third Street Commercial Improvement Program - a Proposal. Plan Prepared by Department of City Planning and Bayview Hunters Point Non-Profit Community Development Corp.
POSTPONED to meeting of November 17, 1977. Vote: 5-0
11. Consideration of Draft Resolution Endorsing the City-Wide Architectural Survey Prepared by the Department of City Planning.
ENDORSED Resolution No. 7831 Vote: 5-0
12. EE77.250 - Public Hearing on a Draft Environmental Impact Report for the 1978 Community Development Block Grant Program and Housing Assistance Plan.
CERTIFIED as COMPLETE Resolution No. 7832 Vote: 5-0
13. Consideration of Draft Resolution Requesting the Department of City Planning to Notify Hospitals and Sanitariums Which May Apply for Conditional Use Authorization That the City Planning Commission Urges That Such Institutions, Prior to Submitting Applications, Contact the West Bay Hospital Conference and Other Hospitals in San Francisco to Discuss Sharing of Facilities and Related Matters so as to Reduce Duplication of Similar Facilities and Services; and Requesting the Department of City Planning to Give Appropriate Notice of Such Applications to the West Bay Hospital Conference and San Francisco Hospitals and Sanitariums Within Ten Days of the Filing of Such Conditional Use Applications.
APPROVED Resolution No. 7833 Vote: 5-0

Adjournment: 6:45 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
NOVEMBER 3, 1977
100 LARKIN STREET

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Starbuck, Wentz.
ABSENT: Commissioner Rosenblatt

Approval of Minutes

Minutes of the meeting of September 22, 1977, APPROVED with CORRECTION.
Vote: 6-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, reviewed the tentative advance calendar for Commission meetings during the remainder of November and December.

The Director reported on recent meetings in the Bay View North RAP - Redevelopment Study Area. The office of Community Development will hold an election to determine the degree of neighborhood support for the program during the next six weeks.

The Director reported on the legislation introduced at the Board of Supervisors for a moratorium on certain permit approvals and for a study of a special use district in the Union Street commercial area between Van Ness and Fillmore Streets. Robert W. Passmore, Planner V, (Assistant Zoning Administrator) noted that the moratorium would be particularly in regard to any building permits for restaurants, places of entertainment, cabarets, dance halls or discotheques. This legislation will be considered first by the Planning, Housing and Development Committee of the Board of Supervisors.

The Director presented copies of the Department of City Planning Annual Report 1976-1977 to the Commission and indicated that the report will be distributed to several hundred community organizations and interested individuals.

Commissioner Starbuck expressed concern about the proposed 68-foot high tower with observation deck at the end of the pier in the North Point Marina project. He moved that the project sponsor and the waterfront planning staff of the Department be requested to meet to discuss the lowering of the height of the tower to 40 feet. Mr. Passmore noted that the tower was requested by the Art Commission and the design review board of BCDC, and that it is designated a navigation aid and is therefore exempt as such from the height controls of the City Planning Code; as it stands now the Department has approved a site permit on condition it is proved a navigation aid is needed and both the Planning and Building Codes are being reviewed to determine whether construction can go ahead. After Commissioner Bierman

seconded, the motion was approved unanimously.

Commissioner Starbuck requested the staff to schedule a public hearing next week on a draft resolution requesting the Airport Commission staff to submit environmental evaluations for major projects not yet built that are part of the expansion and modernization program of the airport. The Director agreed to schedule this item at 6:00 p.m., November 10, 1977.

2:00 P.M.

2. DR77.47 - Discretionary Review of a Proposed Office Building at 333 Market Street, Building Permit Application No. 7706790, a 34 Story 474-Foot High Office Building with a Landscaped Plaza on Market Street between Fremont and Beale Streets, with Approximately 600,000 Square Feet of Floor Area. (EE74.244 and EE77.98)
(Continued from Meeting of October 27, 1977)
APPROVED with MODIFICATION Resolution No. 7834
Vote: 4-2 (Voting Aye: Bierman, Elliott, Nakashima, Wentz;
Voting No: Dearman, Starbuck)

2:30 P.M.

3. CU77.50 - 226 Lobos Street, North Side, 255 Feet West of Capitol Avenue. Request for Authorization for a Pre-School Program (Child Care Center) for 20 Children in an Existing Dwelling Under the Administration of the S.F. Community College District. (EE77.309)
APPROVED with CONDITIONS Resolution No. 7835 Vote: 5-0
4. ZM77.14 - Carolina Street, Northeast Corner of 18th Street, with Frontages of 341.310 Feet Along Carolina Street and 204.29 Feet Along 18th Street.
Requests Change of the Use (Zoning) Classification of the Property Described Above from an M-1 (Light Industrial) District to a C-M (Heavy Commercial) District. The Applicant Would Propose a Multi-Unit Building After Reclassification to C-M. (EE77.300)
APPROVED Resolution No. 7836 Vote: 6-0

3:00 P.M.

5. DR77.61(CU) - 1239 Revere Avenue, West Side, 225 Feet North of Hawes Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization for the Addition to the Existing Church of Four Classrooms with 2240 Square Feet of Floor Area on Two Levels in a Proposed RH-2 District.
APPROVED with CONDITIONS Resolution No. 7837 Vote: 6-0

6. DR77.62(CU) - 2565 Post Street, South Side, 137.5 Feet East of Lyon Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization for the Renovation and Expansion of an Existing Church in a Proposed RH-3 District.
APPROVED with CONDITIONS Resolution No. 7839 Vote: 6-0

3:30 P.M.

7. DR77.53(CU) - High Street, Southeast Corner of 25th Street (Unimproved) with Frontages of 140 Feet on High Street and 94 Feet on 25th Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization for an Eight-Unit Residential Building on a Lot of 13,600 Square Feet in a Proposed RH-2 District. (EE77.225)
APPROVED with CONDITIONS Resolution No. 7839 Vote: 6-0

8. DR77.19(CU) - 4501 - 25th Street, South Side, 225 Feet West of Douglass Street, Opposite Homestead Street.
Discretionary Review in Lieu of Request for Conditional Use Authorization for a 23-Unit Condominium Residential Building on a Lot of 34,500 Square Feet in a Proposed RH-2 District. (EE77.87)
APPROVED with CONDITIONS Resolution No. 7840 Vote: 5-0

4:00 P.M.

9. CU77.45 - 400 West Portal Avenue, Northwest Corner St. Francis Boulevard, Property Bounded by 19th Avenue on the West, Wawona Street on the North, 15th Avenue on the East and the Scottish Rites Memorial Building on the South.
Request for Authorization for a Planned Unit Development Project Consisting of 84 Condominium Units in 3 Three-Story Buildings with Enclosed Parking for 135 Cars and a One-Story Recreation Building, One Tennis Court and Landscaping. (EE77.180)
(Continued from Meeting of September 1, 1977)
APPROVED with MODIFICATION of Conditions Resolution No. 7841
Vote: 6-0

10. ZM77.11 - Brotherhood Way, South Side, 541 West of Thomas More Way and 432 Feet East of Lake Merced Boulevard; Lots 23, 32 and 33 in Assessor's Block 7380.
Requests Change of the Use (Zoning) Classification of the Property Described Above from R-1-D to R-4 (High Density Multiple Residential) District to Allow Construction of Housing for the Elderly. (EE77.227)
(Continued from Meeting of September 1, 1977)
Taken UNDER ADVISEMENT until Meeting of November 10, 1977
(The Commission voted 4-1 to indicate its intention to approve the reclassification application and requested that a Draft Resolution of approval be prepared for adoption at the next regular meeting.)

SUMMARY OF THE REGULAR MEETING

- 4 -

NOVEMBER 3, 1977

5:00 P.M.

11. R77.50 - Lease of Property for Public Library Branch at 653
Chenery Street, Lot 29 in Assessor's Block 6742.
IN CONFORMITY with MASTER PLAN. Vote: 5-0

Adjournment: 8:30 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
NOVEMBER 10, 1977
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

Approval of Minutes

Minutes of the Meeting of September 1, 1977, APPROVED as SUBMITTED.

Vote: 7-0

1. Current Matters

Rai Y. Okamoto, Director of Planning, announced a special meeting of the Commission set for 7:30 Tuesday night, November 29, 1977, for a presentation by the Residential Zoning Study staff of the Department of the revised residential zoning maps and the draft text amendments to the City Planning Code accompanying the maps.

The Director announced a seminar concerned with the S.F. Waterfront on Saturday at the San Francisco Art Institute and a planning workshop to discuss the Candlestick Point area. In addition, a second session by the San Francisco Forum on Jobs and the Economy is set for November 17, 1977.

The Director reported that on Monday the Board of Supervisors approved money for a study of the North China Basin Area and he distributed a report sheet showing Department salary savings up to October 31, 1977.

On the recently proposed amendments to various City Codes, including the City Planning Code, concerning discretionary review and other matters, the Director reported that the City Attorney had indicated to the Board of Supervisors that that could not be approved as to their legal form and these matters were withdrawn from the Board calendar.

The Director and the Commission set the time for a field trip to the Fisherman's Wharf area with the Council of District Merchants' representative for December 15, 1977.

R. Spencer Steele reported that four recent actions of the Commission have been set for appeal by the Board of Supervisors on November 14 and November 21, 1977. Mr. Steele also reported that new evidence submitted to the Board of Supervisors on the Youth Campus, Inc. treatment center proposed for the Convent of the Good Shepherd site supported the staff position that the new center would be substantially a continuation of the previous use on the site. An attorney representing the Portola Voters Association, which opposes the project, requested that the Commission consider holding a public hearing on this matter.

The Director distributed to the members of the Commission the reporting forms for financial disclosure required under the Conflict of Interest Code of the Commission and Department for filing with the Department by November 28, 1977.

Commissioner Starbuck said he was concerned about the proposed 45-story office building proposed in the Embarcadero Center on the site of an originally proposed 60-story building. He requested that the Urban Design and Land Use Guidelines and the Department analysis of the project be presented by the staff to the Redevelopment Agency which is considering the matter and that the staff might consider preparing a draft resolution to be presented next week to the Commission for its consideration.

Commissioner Rosenblatt reported that the developer of the North Point Marina Project had informed the Department that the plan for the observation tower-navigation aid presently proposed was being altered so that its height would not be more than 40 feet.

2. ZM77.11 - Brotherhood Way, South Side, 145 Feet West of Thomas More Way and 432 Feet East of Lake Merced Boulevard; Lots 23, 32 and 33 in Assessor's Block 7380.
Requests Change of the Use (Zoning) Classification of the Property Described Above from R-1-D to R-4 (High Density Multiple Residential) District to Allow Construction of Housing for the Elderly. (EE77.227)
(Under Advisement from Meeting of November 3, 1977)
Amendment of application to delete lots 23 and 33 from consideration; and reclassification of lot 32 to R-4
APPROVED Resolution No. 7842 Vote: 6-1
(Voting Aye: Bierman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz; voting No: Dearman)
3. DR77.31 - Consideration of a Request that the City Planning Commission Take under its Discretionary Review Building Permit Application No. 7710726 for a New 2-Unit Residential Building at 1071 Girard Street. (The City Planning Commission previously disapproved a building permit application for a 3-unit building on this site.)
Request DENIED Vote: 7-0
4. DR77.63 - Consideration of a Request that the City Planning Commission Take under its Discretionary Review Building Permit Application No. 7710704 for Conversion of a Gift Shop into a Restaurant at 3130 Fillmore Street.
Request GRANTED and matter set for public hearing on December 1, 1977
Vote: 7-0

5. DR77.66 - Consideration of a Request that the City Planning Commission Take under its Discretionary Review Building Permit Application No. 7706350 for Construction of a New 7-Unit Residential Building at 3239 Mission Street, East Line, 175 Feet South of Fair Avenue. (EE77.196) Request GRANTED and matter set for public hearing on December 1, 1977. Vote: 7-0

3:15 P.M.

6. R77.37 - Sale of Property and Easement for Pedestrian Access, Light and Air at United Nations Plaza.
IN CONFORMITY with MASTER PLAN provided that final building plans be reviewed and determined to be acceptable through Certificate of Appropriateness and Discretionary Review processes of the City prior to any development of the property. Vote: 7-0

3:30 P.M.

7. EE74.286 - Post and Powell Streets, Northeast Corner; Lot 7 in Assessor's Block 295.
Public Hearing on Draft Environmental Impact Report for Saks Fifth Avenue Retail Store; Construction of Multi-Level Store with Five Floors Above Grade and One Floor Below of Retail and Office Space (Fitzhugh Building Demolition) Motion to CLOSE PUBLIC HEARING passed Vote: 5-1
(Voting Aye: Bierman, Dearman, Nakashima, Rosenblatt, Wentz; voting No: Starbuck)

4:30 P.M.

8. RS77.23 - Joint Public Hearing with the Director of Public Works on a Tentative Map for the Condominium Subdivision into 396 Units of Buildings in Diamond Heights Village (Red Rock Hill), at Red Rock Way, Bounded by Duncan Street and Diamond Heights Boulevard. Public Hearing of Director of Public Works Closed October 13, 1977.
(Continued from Meeting of October 13, 1977)
NOT CONSISTENT with MASTER PLAN Resolution No. 7843
Vote: 3-3 (Voting for Consistency: Rosenblatt, Starbuck, Wentz; and against Consistency: Bierman, Dearman, Nakashima)
In accordance with the Rules and Regulations of the City Planning Commission, "A tie vote on any matter before the Commission shall be deemed to be a disapproval thereof."

5:00 P.M.

9. EE77.100 - Public Hearing on a Draft Environmental Impact Report for the Commerce and Industry Element of the City's Comprehensive Plan.
Motion to CLOSE PUBLIC HEARING passed Vote: 5-0

5:30 P.M.

10. EE76.320 - Public Hearing to Receive Comments on an Environmental
R77.1 Evaluation, a Negative Declaration Issued by the
Department of City Planning, and a Determination That
a Matter Was in Conformity with the Master Plan for an
Encroachment on City-Owned Easement for Vehicular Access
to Serve New Dwellings on Bret Harte Terrace. (Hearing
requested by Streets and Transportation Committee of
the Board of Supervisors.)
POSTPONED at request of all parties and rescheduled for
hearing on Thursday, December 1, 1977. Vote: 5-0

6:00 P.M.

11. ZM76.12 - 400 West Portal Avenue, Northwest Corner St. Francis
(CU77.45) Boulevard; Property Bounded by 19th Avenue on the West,
Wawona Street on the North, 15th Avenue on the East and
the Scottish Rite Memorial Building on the South.
Change in Designation of Subject Property on Sheet 12
of the Amended Proposed Residential Zoning Maps Initiated
May 20, 1976, by the City Planning Commission, from I
to RH-2.
APPROVED Resolution No. 7844 Vote: 5-0
12. Consideration of Draft Resolution Urging the S.F. Airport Commission to
Direct the Filing of an Environmental Evaluation for Certain Components
of the Expansion/Modernization Program.
CONTINUED to meeting of December 1, 1977 Vote: 5-0

Adjourned: 8:50 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
NOVEMBER 17, 1977
Room 282, CITY HALL
12:00 NOON

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck.

12:00 Noon - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 noon to take a field trip to visit sites of December Zoning cases.

2:30 P.M. - Room 282 City Hall

2. Current Matters

R. Spencer Steele, Acting Director of Planning, asked the Commissioners to consider the resolution honoring Lynn Pio, resigning Secretary of the Commission, wishing him success in his new position.

APPROVED Resolution No. 7845 Vote: 7-0

Consideration of Draft Resolution asking the Mayor, Board of Supervisors, Redevelopment Agency, and Planning Department to carefully consider the proposed height of and the public uses associated with the Four Embarcadero project.

APPROVED Resolution No. 7846 Vote: 5-2
(Voting yes: Bierman, Dearman, Nakashima, Rosenblatt, Starbuck;
Noes: Carey, Elliott)

Spencer Steele introduced a new staff member, James Miller, who will be in the Transportation Section of the Department of City Planning.

2:45 P.M.

3. Presentation and Consideration of Endorsement of the Third Street Commercial Improvement Plan.
ENDORSED Resolution No. 7847 Vote: 7-0

3:00 P.M.

4. Presentation of Bay View Industrial Triangle Report and Consideration of Draft Resolution Requesting the Board of Supervisors to Expand the Redevelopment Survey Area to Include the Industrial Area up to Phelps Street between Evans and Jerrold Avenues.
ENDORSED Resolution No. 7848 Vote: 7-0

3:30 P.M.

5. Consideration of Memorandum from the Director of Planning Concerning Alcatraz Island, a Site in the Golden Gate National Recreation Area.
MOTION to ENDORSE Memorandum Vote: 6-1
(Voting Ayes: Bierman, Carey, Dearman, Elliott, Nakashima, Starbuck;
Noes: Rosenblatt)

4:00 P.M.

6. R77.30 - Revocable Encroachment Permit for Landscaped Plaza on Willow Street between Gough and Franklin Streets.
(Continued from Meetings of July 28 and September 29, 1977,
and to be continued indefinitely at request of project sponsor)
CONTINUED INDEFINITELY
7. EE77.217- Public Hearing on an Appeal of a Determination that an Environmental Impact Report Is Required by the Department of City Planning for Operation of a Heliport on Pier 46A.
CONTINUED to January 12, 1978

Current Matters (Continued) - Director's Report

R. Spencer Steele, Acting Director of Planning, reported that the Landmarks Board and Planning Commission should be meeting in a joint closed meeting soon. The Commissioners chose December 8 at 11.00 a.m. as a tentative time.

The Acting Director reported that the staff study of condominium conversions will be presented at the December 15 meeting. He informed the Commission of the City Attorney's action, overruling them in the Diamond Heights Subdivision case.

Commissioner Starbuck asked that the Board of Supervisors' Planning, Housing and Development Committee be asked to keep their amending legislation on calendar through December. He expressed concern that the number of units in condominium conversions which would require a 35% vote to approve conversion may be raised from 50 to 1000.

The Acting Director announced there will be a hearing on Resale Inspections on November 22, 1977, at 2:30 p.m. at the Lurie Room of the Main Library.

Commissioner Starbuck asked the Department staff to check with the Bureau of Building Inspection to find out if smaller toilet tanks are being required on new construction. He also asked the staff to check on the Planning, Housing and Development Committee's activities with regard to testimony it is accumulating on the Residential Zoning Study.

Lucian Blazej, Planner IV, reported on a meeting of Potrero Hill residents in the vicinity of the Wisconsin site who wish to have that site used for neighborhood open space.

Commissioner Rosenblatt read a letter from Leo T. McCarthy, Speaker of the California Assembly, commending Dr. Selina Bendix for assistance provided to his staff.

5:00 P.M.

8. Public Hearing on the Budget and Work Program of the Department of City Planning for 1978-1979 Fiscal Year.

Lynn Pio, Administrative Secretary, summarized progress on the Department of City Planning Work Program and Budget.

Mr. Mark Forester, Executive Director of North of Market Senior Citizens Center; William S. Clark of the Cow Hollow Improvement Association; and Stan Hertzstein of Nob Hill Neighborhood Association spoke offering their assistance in securing additional staff for the department. They also expressed their appreciation for cooperation and assistance the Department has provided them.

Commissioner Rosenblatt specifically mentioned the following sections of the department as needing more staff:
Project Review, Permit Processing, Environment Review, Enforcement, Commerce and Industry, Housing, Neighborhood Planning.

5:45 P.M.

9. A Resolution was presented to Lynn Pio, resigning Secretary of the Commission, and read aloud by Commissioner Rosenblatt.

Adjournment: 5:50 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
SPECIAL MEETING
HELD
TUESDAY, NOVEMBER 29, 1977
ROOM 282, City Hall
7:30 P.M.

The City Planning Commission met pursuant to notice on Tuesday, November 29, 1977, at 7:30 p.m. in Room 282, City Hall.

PRESENT: Commissioners Bierman, Carey, Elliott, Nakashima, Rosenblatt, Starbuck.

ABSENT: Commissioner Dearman

The staff of the Department of City Planning was represented by R. Spencer Steele, Acting Director of Planning and Zoning Administrator; Robert W. Passmore, Assistant Zoning Administrator (Planner V); Mark Winogrand, Planner II and Director of the Residential Study; Mary Anne Miller, Planner II, Gary Lee, Planner II; Gary Craft, Planner II; and Robert H. Feldman, Planner II and Acting Secretary.

Gerald Adams represented the San Francisco Examiner.

7:30 P.M.

ZM76.12 - PRESENTATION BY THE DEPARTMENT OF CITY PLANNING TO THE CITY PLANNING COMMISSION OF COMPLETED PROPOSALS FOR AMENDING THE ZONING REGULATIONS GOVERNING RESIDENTIAL PROPERTY THROUGHOUT SAN FRANCISCO.

President Rosenblatt called the meeting to order and after a brief discussion with members of the Commission, Department staff and members of the audience, recessed the meeting to allow time to recommence in the Chamber of the Board of Supervisors in order to accommodate the approximately 350 people in attendance.

President Rosenblatt reconvened the meeting at 8:15 p.m. in the Board Chambers and announced that this was a Special Public Meeting of the Commission scheduled in order for the staff of the Department of City Planning to present to the Commission the results of the Residential Zoning Study in the form of proposed residential zoning maps and ordinance text. Although this was not a formal public hearing, he said that the Commission and staff would respond, after the presentation, to questions from the audience concerning the map and text adoption process and other related matters. R. Spencer Steele, Acting Director and Zoning Administrator, indicated that the Department would recommend that no action be taken by the Commission at this meeting.

NOVEMBER 29, 1977

After introduction to the Commission by Mr. Steele, Mark Winogron, Director of the Residential Zoning Study, and Mary Anne Miller, a member of the Residential Zoning Study staff, made a presentation to the Commission, using slides, of the history of zoning controls in San Francisco, and a summary of the completed proposals for amending the zoning regulations governing residential property throughout San Francisco. These presentations and the materials accompanying them represent the conclusion of the Residential Zoning Study which began in 1974.

Following the staff presentation, Daniel Solomon, Professor of Architecture at the University of California, Berkeley, Department of Architecture, which acted as consultant to the Residential Zoning Study, made a presentation to the Commission of a report entitled "Change Without Loss" which makes certain recommendations concerning the proposed regulations. Mr. Solomon pointed out that the Department staff had accepted some but not all of the consultant's recommendations in the completed proposals. This consultant's report was funded by grants from the National Endowment for the Arts and the San Francisco Foundation.

At 9:30 p.m., President Rosenblatt recessed the meeting for thirty minutes in order to allow the audience to view the revised residential zoning maps posted for that purpose in the corridor outside the chambers.

After reconvening at 10:00 p.m., Mr. Steele, Mr. Winogron, and Robert Passmore, Assistant Zoning Administrator, answered questions from the audience regarding the presentations and the tentative schedule of hearings on this matter in January, February and March 1978. Mr. Steele indicated that the Department would prepare and present to the Commission on December 8, 1977 a draft Resolution of Intention for initiation of the Proposed Ordinance Text and Maps for Revision of Residential Zoning to make possible public hearings and final action on the matter in 1978. Once initiated, and until final action by the Board of Supervisors, the most restrictive of these controls and existing controls would be imposed on building permit applications, as required by Section 302 of the City Planning Code.

Vincent Walsh, President of the Residential Builders Association, presented the position of the Association and said that in their opinion the administration of these proposed residential zoning regulations under Section 302 of the City Planning Code was beyond the jurisdiction of the Commission and the Department of City Planning and he urged that the Commission and staff seriously consider this problem.

President Rosenblatt then asked if anyone present had further questions. No one responded.

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Robert H. Feldman
Acting Secretary

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF REGULAR MEETING
THURSDAY
DECEMBER 1, 1977
ROOM 282, CITY HALL
1:15 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima,
Rosenblatt, Starbuck

Approval of Minutes

Minutes of the Special Meeting of September 29, 1977, APPROVED as SUBMITTED.

1. Current Matters

- A. R. Spencer Steele, Acting Director and Zoning Administrator, indicated that the Department would attempt to have an auditorium sufficiently large to accommodate any anticipated large audience at future Commission meetings. Commissioner Starbuck reported that the Mayor's office had agreed to provide assistance in this matter.

Mr. Steele reported on correspondence received from members of the Board of Supervisors concerning various proposed City Planning Code amendments.

Mr. Steele announced a meeting of the Citizens Waterfront Committee in the Port Commission room at the Ferry Building at 3:30 p.m. on December 12, 1977. He added that the Department staff would make a presentation to the City Planning Commission on December 15, 1977, regarding Waterfront development project alternatives. A tentative advance calendar of Commission meetings and public hearings for December 1977 are January and February, 1978. Commissioner Rosenblatt noted that 14 meetings were being scheduled for January and February.

Robert W. Passmore, Assistant Zoning Administrator, reported on recent actions of the Board of Permit Appeals in matters concerning the Department and Commission. He noted that the Board concurred in the Department's action regarding the use of the Convent of the Good Shepherd site by San Francisco Youth Campus, Inc. The matter goes to the Board of Supervisors for funding.

- B. Commissioner Starbuck reported that the Board of Supervisors had reversed the Commission disapproval of the condominium conversion of the property at 1990 Green Street; the Board imposed certain conditions previously recommended by the Department, on the conversion, limiting, however, price setting provisions to an instruction to keep prices down without establishing any maximums.

Commissioner Starbuck thanked the press for its coverage of the Residential Zoning Study presentation; he noted that this matter had received the best coverage of any planning issue over the past two years.

- C. Consideration of Draft Resolution concerning Board of Supervisors' Proposed Amendment of Section 1385 of the Subdivision Code concerning condominium conversions.

APPROVED

Resolution No. 7849

Vote: 7-0

- D. Consideration of Draft Resolution Urging the San Francisco Airport Commission to Direct the Filing of an Environmental Evaluation for Certain Components of the Expansion/Modernization Program.

Sue Smith, member of the board of San Francisco Tomorrow, addressed the Commission on the matter of the E.I.R. for the San Francisco Airport program and expressed concerns regarding the E.I.R. and the E.I. Statement prepared under CEQA and NEPA.

CONTINUED to Meeting of December 15, 1977 to allow time for meeting of Department and Airport Commission staffs. Vote: 7-0

1:30 P.M.

2. DR77.66 - Discretionary Review of Building Permit Application No. 7706350 for Construction of a New 7-Unit Residential Building at 3239 Mission Street, East Line, 175 Feet South of Fair Avenue (EE77.196). CONTINUED to Meeting of December 8, 1977 Vote: 7-0

2:10 P.M.

3. ZM77.15 - 714 Chenery Street, North West Corner of Thor Avenue; Lot 6 in Assessor's Block 6739. Change of the Use (Zoning) Classification of the Property from R-1 District to a C-2 (Community Business) District. DISAPPROVED Resolution No. 7850 Vote: 7-0

2:30 P.M.

4. DR77.64(CU) - 156 Allison Street, West Side, 225 Feet South of Cross Street; Lots 8 and 9 in Assessor's Block 6467; in R-1 and Proposed RH-1 Districts. Requests Authorization to Convert an existing One-Family Dwelling into a Two-Family Dwelling. APPROVED with Conditions Resolution No. 7851 Vote: 7-0

2:45 P.M.

5. CU77.51 - Sutter Street, South Side, 112.5 Feet East of Scott Street and Post Street, North Side, 142.5 Feet East of Scott Street; Lots 29A, 29B, 38 and 15 in Assessor's Block 681; in R-4 Use and 65-A Height and Bulk Districts. Mt. Zion Hospital and Medical Center Application Requests Conditional Use Authorization to Enlarge the Existing Parking Lot for Doctors with Access from Scott Street. APPROVED with Conditions Resolution No. 7852 Vote: 5-1 (Voting AYE: Bierman, Dearman, Carey, Rosenblatt, Nakashima, and voting NO: Starbuck)

3:30 P.M.

6. CU77.54 - 1201 Ninth Avenue, Southwest Corner of Lincoln Way; in a C-2 (Community Business) District.
Requests Conditional Use Authorization to Conduct an Animal Hospital in the Ground Floor of the Newly Constructed Office Building.
APPROVED with Conditions Resolution No. 7853 Vote: 7-0

3:50 P.M.

7. CU77.55 - 2310 Hyde Street, East Side, 70 Feet South of Chestnut Street; Lots 29 and 30 in Assessor's Block 68; in R-5 and proposed RH-3 Districts.
Requests Authorization to Construct a Three-Unit Apartment House with Six Off-Street Parking Spaces on Each of the Two Lots. Conditional Use Review as a Community Garage is required whenever the Parking Exceeds 1.5 Spaces for Each Dwelling Unit.
CONTINUED to Meeting of December 22, 1977 Vote: 6-0

4:10 P.M.

8. CU77.52 - 1356 Fulton Street, North Side 220 Feet West of Divisadero Street; in R-3 and Proposed RM-1 Districts.
Requests Conditional Use Authorization for a Board and Care Home for 25 Mentally Disturbed Persons, a Renewal of the Authorization Granted in 1973.
APPROVED with Conditions Resolution No. 7854 Vote: 6-0

4:30 P.M.

9. CU77.57 2190 Broadway, North Side, 92 Feet East of Webster Street;
DR77.65(CU) in R-3.5 and Proposed RH-2 Districts.
Requests Conditional Use Authorization to Construct a New Four Unit Apartment House with Nine off-street parking spaces. Parking in Excess of 1.5 Spaces for Each Unit Requires Conditional Use Review as a Community Garage. More Than Two Dwelling Units in One Building, at a Ratio of at least 1,500 Square Feet of Lot Area for Each Unit Will require Conditional Use Review in the Proposed RH-2 District Initiated by the City Planning Commission on May 20, 1976, and must be reviewed under its Discretionary Power while the Proposal is pending.
CU77.57 - APPROVED with Conditions Resolution No. 7855 Vpte: 6-0
DR77.65(CU) APPROVED with Conditions Resolution No. 7856 Vote: 6-0

4:50 P.M.

10. EE76.79 - Public Hearing on an Appeal of the Issuance of a Negative Declaration by the Department of City Planning and a Request That an E.I.R. be Required for the Rebuilding of the Home for the Aged at 300 Lake Street (ZM77.16 and CU77.56).
Motion to take jurisdiction on appeal PASSED Vote: 5-2
No E.I.R. REQUIRED Resolution No. 7857 Vote: 7-0

11. ZM77.16 - 300 Lake Street, North Side, Opposite the End of 4th Avenue; in an R-1 (One-Family Residential) District. Change the Use (Zoning) Classification of the Property Described above from an R-1 (One-Family Residential) District to an R-2 (Two-Family Residential) District in Order that the Applicant may be eligible to file a Companion Conditional Use Application Proposing to replace the Existing Home for the Aged with Accommodation for Approximately 120 Elderly persons. This Use is first listed as Conditional Use in an R-2 District.
ZM77.16 APPROVED Resolution No. 7858 Vote: 7-0
CU77.56 CONTINUED TO Meeting of December 8, 1977. Vote: 7-0

5:10 P.M.

12. EE77.230 - Public Hearing on an Appeal of the Issuance of a Negative Declaration by the Department of City Planning and Request that an E.I.R. be required for a Three Duplex Project at Villa Terrace.
No E.I.R. REQUIRED and Negative Declaration to be expanded Resolution No. 7859
13. ZM77.17 - Vacant Property on the East Side of Twin Peaks Boulevard and Villa Terrace between 55 Twin Peaks and 45 Villa Terrace through Lots with Frontage also on Clayton Street; Lots 2,3, 4, 5, 9, 10 and 12 in Assessor's Block 2661.
Change of the Use (Zoning) Classification from an R-3 District to an R-1-D District. This Property was proposed for Reclassification to an RH-2 District as part of the City Wide Residential Reclassification Initiated on May 20, 1976, by the City Planning Commission.
CONTINUED INDEFINITELY and staff to begin process of change of Proposed Zoning Map to RH-1 Vote: 6-0

5:30 P.M.

14. EE76.320 - Public Hearing to Receive comments on an Environmental Evaluation, a Negative Declaration issued by the Department of City Planning, and a Determination that a Matter did not affect the Master Plan for an Encroachment on City-Owned Easement for Vehicular Access to Serve New Dwellings on Bret Harte Terrace. (Hearing Requested by Streets and Transportation Committee of the Board of Supervisors.)
(CONTINUED from Meeting of November 10, 1977)
CONTINUED INDEFINITELY to allow for site visit by staff and interested parties' representatives Vite: 6-0

5:45 P.M.

15. DR77.63 - Discretionary Review of Building Permit Application No. 7710704 for Conversion of a Gift Shop into a Restaurant at 3130 Fillmore Street.
CONTINUED to Meeting of December 15, 1977 Vote: 6-0

6:00 P.M.

16. EE77.330 - Public Hearing on an Appeal of a Determination by the Department of City Planning That an E.I.R. is required for a 19-Unit Single-Family Subdivision Project at Edgehill Way (RS77.24).
CONTINUED to Meeting of December 8, 1977 at 2:20 P.M. Vote:6-0

6:30 P.M.

17. DR77.55 - Consideration of Request that the City Planning Commission take under its Discretionary Review Building Permit Application No. 7707510 for a Fast Food Facility at 3070 - 16th Street; Lot 16 in Assessor's Block 3554 (EE77.245).
Request GRANTED Vote: 6-0

7:00 P.M.

18. DR77.31 - Rehearing of Consideration of Request That the City Planning Commission Take under its Discretionary Review Building Permit Application No. 7710726 for a 2-Unit Residential Building at 1071 Girard Street; Lot 21 in Assessor's Block 6172.
CONTINUED to Meeting of December 8, 1977. Vote: 6-0

Adjourned: 12:45 A.M.!

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF REGULAR MEETING
THURSDAY
DECEMBER 8, 1977
ROOM 282, CITY HALL
1:15 P.M.

PRESENT: Commissioners Bierman, Carey, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck.

1. Current Matters

Rai Y. Okamoto, Director of Planning, reported that Gregory Oliver has rejoined the staff of the Department after spending three years with the Mayor's Office of Economic Development.

The Director acknowledged that the Department would continue to refine its scheduling process so as to limit future public meetings to reasonable lengths.

President Rosenblatt requested clarification of the newspaper account on the proposed Embarcadero Garage. After discussion, the Director said he would attend the next meeting of the Board and represent the Department and the Commission on the matter.

Commissioner Dearman recommended a limit of five and a half hours for meetings of the Commission and she suggested that the Commission hold an Executive Session next week to discuss personnel matters in the Department. A meeting was scheduled for Monday, December 12, 1977, at 11:00 a.m. in Director's Office at 100 Larkin Street.

Commissioner Bierman urged that if testimony is limited at public hearings, such limitation be clearly announced at the beginning of the meeting and enforced evenly to all speakers. R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), suggested that because of the significance of the last item on the calendar that a limit on testimony be set for the remainder of the afternoon.

Commissioner Starbuck requested a review of recent Commission actions appealed to the Board of Supervisors. Mr. Steele reported that the Board had reversed the Commission disapproval of the parking lot at Columbus and Bay Streets, and had imposed the conditions originally recommended by the Department. The Board had rescinded the appeal scheduled for the animal hospital at 683-5 14th Street for lack of enough support of surrounding property owners. The signatures of the owners of 20% of the property within 300 feet of the subject property are necessary to perfect an appeal. The Board concurred in the Commission disapproval of the reclassification application for 5 lots on Santa Barbara Avenue at Head Street. No final action has been taken yet on the

Diamond Heights Village Condominium Conversion application.

Commissioner Starbuck requested that the staff seek to have included in a proposed new Hilton Hotel Tower the airport bus service presently located on the site at O'Farrell and Taylor Streets.

1:45 P.M.

2. DR77.31 - Rehearing of Consideration of Request That the City Planning Commission Take Under Its Discretionary Review Building Permit Application No. 7710726 for a 2-Unit Residential Building at 1071 Girard Street; Lot 21 in Assessor's Block 6172.

CONTINUED to meeting of December 22, 1977 Vote: 7-0

2:00 P.M.

3. DR77.82 - Consideration of Request for Discretionary Review of Building Permit Application No. 7712271 (64 Van Buren Street) and No. 7701074 (171 Sussex Street) for 2 One-Family Houses.
Request GRANTED for 64 Van Buren Street Vote: 7-0
Request DENIED for 171 Sussex Street Vote: 7-0

2:30 P.M.

4. CU77.56 - 300 Lake Street, North Side, Opposite the End of 4th Avenue; in an R-1 (One-Family Residential) District.
Conditional Use Application Proposing to Replace the Existing Home for the Aged with Accommodation for Approximately 120 Elderly Persons. This Use is First Listed as Conditional Use in an R-2 District. (The Commission approved reclassification of this property December 1, 1977, Resolution No. 7858, to allow for this action.)
APPROVED with CONDITIONS Resolution No. 7860 Vote: 7-0

5. EE77.330 - Public Hearing on an Appeal of a Determination by the Department of City Planning That an E.I.R. Is Required for a 19-Unit Single-Family Subdivision Project at Edgehill Way (RS77.24).
(Continued from Meeting of December 1, 1977)
CONTINUED to meeting of December 15, 1977 Vote: 7-0

3:00 P.M.

6. Consideration of Draft Resolution Authorizing Director of Planning to Request Supplemental Funds to Compensate ABAG for Work in Preparation of 1980 Census.

APPROVED Resolution No. 7861 Vote: 6-0

7. Consent Calendar

R77.43 - Lease of Property at Northwest Corner of Polk and McAllister Streets for Service Station or Other Uses.

CONTINUED to meeting of December 22, 1977 Vote: 4-2

(Voting AYE: Bierman, Nakashima, Rosenblatt, Starbuck; Voting NO: Carey, Elliott.)

7. Consent Calendar (contd.)

- R77.28 - Sale of Property at Southwest Corner of Geneva and Ocean
Avenues.
IN CONFORMITY with MASTER PLAN Vote: 6-0

8. DR77.55 - Discretionary Review of Building Permit Application No. 7707510
for a Fast Food Facility at 3070 - 16th Street; Lot 16 in
Assessor's Block 3554 (EE77.245).
DISAPPROVED Resolution No. 7862 Vote: 7-0

3:20 P.M.

9. RS77.26 - Joint Public Hearing with Department of Public Works on
Tentative Map for 150-Unit Condominium Conversion Subdivision
at 66 Cleary Court (Laguna O'Farrell Apartments); Lot 34 in
Assessor's Block 711.
DISAPPROVED Resolution No. 7863 Vote: 7-0

5:00 P.M. at Norrse Auditorium, 135 Van Ness Avenue

10. Consideration of Draft Resolution Which Would Amend Resolution No. 7499,
Dated May 20, 1976, Declaring the Intention of the Commission to Consider
Proposals for Comprehensive Amendment of the Written Regulations of the
City Planning Code and the Zoning Map with Respect to Residential Areas.
Passage of Such a Resolution Would Make Possible the Scheduling of Public
Hearings Regarding the Proposed Ordinance Text and Map Amendments Dated
November 29, 1977, and Would Have the Effect of Modifying Resolution
No. 7499 to Establish Those Proposed Amendments as Interim Controls During
the Hearing Process.
ADOPTED Resolution No. 7864 Vote: 7-0

Adjourned: 5:40 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
DECEMBER 15, 1977
ROOM 282, CITY HALL
12:00 NOON

PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

12:00 Noon - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 noon to take a field trip with Council of District Merchants to Fisherman's Wharf.

1:30 P.M.

2. Current Matters

Rai Y. Okamoto, Director of Planning, announced the selection by the Commission of Lee Woods, presently on the staff of the Civil Service Commission, as Administrative Secretary of the Commission. Mr. Woods was present and was introduced to the audience; he will take up his new duties on January 3, 1978.

The Director informed the Commission that he and President Rosenblatt had visited Edward I. Murphy, former Assistant Director, and had presented him with a specially prepared Commission resolution acknowledging his many years of service with the Department.

The Director announced a visit to the Department by a delegation from the U.S.S.R. scheduled for January 19, 1978. He also reported that the Pacific Telephone Company will distribute with telephone bills new Municipal Railway plans and routes. In addition, a second meeting with institutions is scheduled for further discussion of cooperative implementation of transit action plans.

The Director distributed copies of the Potrero Hill Neighborhood Improvement Plan to the members of the Commission and said that a full presentation by the staff would be scheduled for a future meeting. He announced that \$29,000 was available from ABAG for analysis of an environmental management plan. He reported that Supervisor Feinstein wants half of this fund allocated for other, presently unspecified, purposes.

The Director and the Commission discussed the North of Market and the Chinatown Rehabilitation Assistance Programs.

The Director reported that the restaurateur previously reported to be interested in the McAllister and Polk Street site had purchased elsewhere and no other business has shown interest in the site. This matter, R77.43 Master Plan Referral to the Commission for lease of this property by the City, will be before the Commission again on December 22, 1978.

2:00 P.M.

3. Preliminary Report to the Commission by staff of the Department on Condominium Conversion and the Housing Stock.
A final report will be made to the Commission by the staff on January 19, 1978.

2:30 P.M.

4. Report to Commission by staff of the Department on Northeast Waterfront Planning.

3:00 P.M.

5. Consideration of Draft Resolution Urging the S.F. Airports Commission to Direct the Filing of an Environmental Evaluation for Certain Components of the Expansion/Modernization Program.
(Continued from Meeting of December 1, 1977.)
CONTINUED to Meeting of December 22, 1977. Vote: 7-0

4:00 P.M.

6. EE77.330 - Public Hearing on an Appeal of a Determination by the Department of City Planning that an E.I.R. Is Required for a 19-Unit Single-Family Subdivision Project at Edgehill Way (RS77.24).
(Continued from Meetings of December 1 and 8, 1977.)
E.I.R. REQUIRED Resolution No. 7865 Vote: 7-0

Adjourned: 5:30 p.m.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF REGULAR MEETING
THURSDAY

DECEMBER 22, 1977
ROOM 282, CITY HALL
12:15 P.M.

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PRESENT: Commissioners Bierman, Dearman, Elliott, Nakashima, Rosenblatt, Starbuck, Wentz.

12:15 P.M. - Field Trip

1. Members of the Commission and staff departed from 100 Larkin Street at 12.15 p.m. to take a field trip to sites of January Zoning cases.

1:30 P.M.

2. Current Matters

President Rosenblatt informed the Commission that the EIR on the Yerba Buena Center will be published in January. Arrangements to have a thirty day notice advertised were made.

President Rosenblatt reported on a meeting with the Landmarks Board.

Commissioner Dearman requested that field trips include only sites not yet visited by the Commissioners.

Commissioner Starbuck informed the Commission that the new State Building Standards will take effect January 1, 1978, for residential and non-residential buildings. He asked that the staff representatives to the Mayor's Energy Task Force urge that body to recommend adoption of the regulations as the City's. The Commission concurred.

1:45 P.M.

3. Consideration of Draft Resolution Urging the San Francisco Airports Commission to Direct the Filing of an Environmental Evaluation for Certain Components of the Expansion/Modernization Program.

(Continued from Meeting of December 15, 1977.)

APPROVED

Resolution No. 7866

Vote: 7-0

2:00 P.M.

4. RS77.22 - Joint Public Hearing with Department of Public Works on Tentative Map for 25-Unit Condominium Conversion Subdivision at 2201 Sacramento Street; Lot 1 in Assessor's Block 638.
APPROVED. Vote: 5-1 (Voting Aye Bierman, Elliott, Nakashima, Rosenblatt, Wentz; Voting No: Dearman)

5. R77.46 - Sidewalk Widening at O'Farrell Street West of Van Ness for Bus Stop.

APPROVED

Vote: 6-0

3:00 P.M.

6. RS77.27 - Public Hearing on Tentative Subdivision Map for a 14-Unit Condominium Conversion Subdivision at 3170-98 Sacramento Street; Lot 14 in Assessor's Block 1006.
APPROVED Vote: 4-0
7. RS77.28 - Public Hearing on Tentative Subdivision Map for a 24-Unit Condominium Conversion Subdivision at 1450 Greenwich Street; Lot 58 in Assessor's Block 502.
DISAPPROVED Vote: 7-0

4:30 P.M.

8. R77.43 - Lease of Property at Northwest Corner of Polk and McAllister Streets for Service Station or Other Uses.
(Continued from Meeting of December 8, 1977.)
CONTINUED to January 26, 1978
9. RS77.29 - Public Hearing on Tentative Subdivision Map for an 11-Unit Condominium Conversion Subdivision at 1740 Franklin Street; Lot 7 in Assessor's Block 642.
DISAPPROVED Vote: 7-0
10. RS77.30 - Public Hearing on Tentative Subdivision Map for a 7-Unit Condominium Conversion Subdivision at 1900 Broadway; Lot 7 in Assessor's Block 567.
CONTINUED to January 26, 1978
11. Consideration of a draft resolution directing the Chief Administrative Officer and City Attorney to take steps to improve regulations governing time limits in the subdivision code.
APPROVED Resolution No. 7867 Vote: 7-0
12. R77.47 - Revocable Encroachment Permit for 1.04-Foot Encroachment into Sidewalk Area Resulting from Building Addition at 1347 - 8th Avenue.
INCONSISTENT with MASTER PLAN Vote: 7-0
13. CU77.45 - 2310 Hyde Street, East Side, 70 Feet South of Chestnut Street; Lots 29 and 30 in Assessor's Block 68; in R-5 and Proposed RH-3 Districts.
Requests Authorization to Construct a Three Unit Apartment House with Six Off-Street Parking Spaces on each of the Two Lots. Conditional Use Review as a Community Garage Is Required Whenever the Parking Exceeds 1.5 spaces for Each Dwelling Unit.
(Continued from Meeting of December 1, 1977.)
WITHDRAWAL APPROVED Vote: 5-0

6:00 P.M.

14. RS77.25 - Public Hearing on Tentative Subdivision Map for an 11-Lot Subdivision in R-1 and Proposed RH-1 Districts at Goettingen and Dwight Streets, Northwest Corner; Lot 11 in Assessor's Block 6118.
APPROVED Vote: 7-0

15. DR77.66 - Discretionary Review of Building Permit Application No. 7706350 for Construction of a New 7-Unit Residential Building at 3239 Mission Street, East Line, 175 Feet South of Fair Avenue (EE77.196)
(Continued from Meeting of December 1, 1977.)
CONTINUED to January 5, 1978
16. DR77.82 - DR Hearing for One-Family House at 64 Van Buren Street. Building Permit Application No. 7712271.
CONTINUED to January 5, 1978
17. DR77.83 - Consideration of Request for DR for Pierce Street Annex Expansion to Second Floor Building Permit Application No. 7712226.
DISCRETIONARY REVIEW REQUIRED Vote: 7-0
18. Consideration of Draft Work Program and Budget for the Department of City Planning for Fiscal Year 1978-79.
NO ACTION taken

Current Matters (Contd.)

Rai Y. Okamoto, Director of Planning, announced that the Department staff is working on a grant proposal for a Solar Demonstration Project for the building at 100 Larkin Street.

The Director reported on a meeting with Skidmore, Owings and Merrill and their interest in the Department's input into the design process.

Adjourned: 6:10 p.m.

